



2012

DEVELOPMENT ACTIVITY REPORT

DEMOGRAPHICS

*Population, housing, and
economic statistics for
Frisco as of Jan 1, 2013*

FORECASTING

*Population
and FISD enrollment
history and projections*

RECENT DEVELOPMENT

*Approved projects, site
plans, final plats, and a
2012 Growth Profile with
summary data by county
and quadrant*



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JANUARY 2013

ACRONYMS

To save space, this report uses a variety of acronyms. Frequently utilized acronyms are shown below.

GENERAL / PROCESSES

LI	=	Lot Inventory
PL	=	Pipeline
MTM	=	Month-to-Month
YTY	=	Year-to-Year
CO	=	Certificate of Occupancy
HU	=	Housing Unit
HH	=	Households (Occupied HU's)
SF	=	Single-Family
MF	=	Multi-Family
MXD	=	Mixed-Use Residential
QUAD	=	Quadrant
ROW	=	Right-of-Way

PERMITS

SNEW	=	New SF
SADD	=	SF Addition
SALT	=	SF Remodel
MNEW	=	New MF or MXD
CNEW	=	New Commercial Building
CADD	=	Commercial Addition
CALT	=	Commercial Remodel

PROJECT RELATED

A	=	Annexation
AP	=	Amended Plat
CA	=	Comp Plan Amendment
CP	=	Conveyance Plat
CS	=	Construction Set
FP	=	Final Plat
PD	=	Planned Development
PP	=	Preliminary Plat
PSP	=	Preliminary Site Plan
PSPCP	=	Prelim Site Plan Conveyance Plat
PSPRP	=	Prelim Site Plan Replat
RP	=	Replat
SA	=	Subdivision Ordinance Amendment
SCSP	=	Substantially Conforming Site Plan
SP	=	Site Plan
SPCP	=	Site Plan Conveyance Plat
SPFP	=	Site Plan Final Plat
SPRP	=	Site Plan Replat
SUP	=	Specific Use Permit
TA	=	Thoroughfare Plan Amendment
Z	=	Rezone or PD Amendment
ZA	=	Zoning Ordinance Amendment

COVER IMAGES

Top: *Forest Park Medical Center, completed in 2012;*

Middle: *AMLi at the Ballpark, Ph 1, under construction in 2012 with units released for occupancy starting in Jan 2013;*

Bottom: *Pizzeria Testa, a restaurant in Frisco Square that opened in 2012.*



ABOUT FRISCO

Frisco, Texas, is one of the fastest growing cities in America, capitalizing on its strategic location on the Dallas North Tollway corridor with easy access to amenities and a large consumer market.

Frisco is one of the nation's brightest spots for development. The DFW region has over 5.7 million people, and more than 40 million people within a 600-mile radius of the Metroplex.

Frisco has remained one of the fastest growing cities in the country for more than a decade. In 2000, the City's population stood at 34,000 - but as of January 1, 2013 is estimated at 129,590, and is expected to reach 280,000 when built out. To meet the needs of a growing population, Frisco has a wide variety of neighborhoods and housing types for different generations and lifestyles.

Guided by the City's Comprehensive Plan, the formula for managing and accommodating growth is working. Measurable results include a low tax rate and strong permit activity, with more than 11,200 new single family and 400 new commercial permits issued since January 1, 2006.

The Development Activity Report is an annual publication of the Frisco Development Services Department, presenting a summary of zoning and development related activities, including population growth, development, and amendments to the Zoning Ordinance.

This report provides details on project approvals from 2012, but also discusses submittals and projections.

Project information and status updates for development projects listed in this report can be found on the city web site at <https://eTrakIT.FriscoTexas.gov> or via email to Development Services at ProjectInfo@FriscoTexas.gov.

For more information on development activity in Frisco, contact the Development Services Department at 972-292-5300.



CITY MANAGER'S OFFICE

GEORGE PUREFOY, City Manager

HENRY HILL, Deputy City Manager

NELL LANGE, Assistant City Manager

RON PATTERSON, Assistant City Manager

CITY COUNCIL

MAHER MASO, Mayor

JEFF CHENEY, Mayor Pro Tem

SCOTT JOHNSON, Deputy Mayor Pro Tem

BOB ALLEN

JOHN KEATING

TIM NELSON

WILL SOWELL

Pat Fallon, (Former Mayor Pro Tem)

PLANNING & ZONING COMMISSION

JEFF TRYKOSKI, Chair

WILL RUSSELL, Vice-Chair

BILL WOODARD, Secretary

RICK WILLIAMSON

BRYAN DODSON

ROBERT ROBERTI

KEVIN HODES

Clint Richardson, (Former Commissioner)

John Hamilton, (Former Vice-Chair)

FRISCO FACTS

The data shown below provides a quick “at-a-glance” version of the most commonly requested statistics for Frisco as of January 1, 2013. For more information on this or any demographic data, contact 972-292-5357.

POPULATION

Total Population: 129,590

Males: 49%
Females: 51%

Median Age: 34

Children: 33.3%

Under 5 9.6%
5 - 17 23.7%

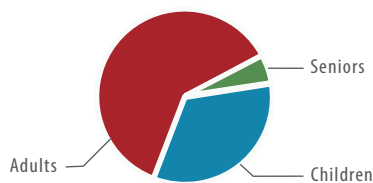
Adults (18 - 64): 61.3%

Seniors (65+): 5.4%

Population w/ Disability: 4.5%

Seniors w/ Disability: 26.4%

POPULATION BY AGE GROUPS



Minority Population: 32.8%

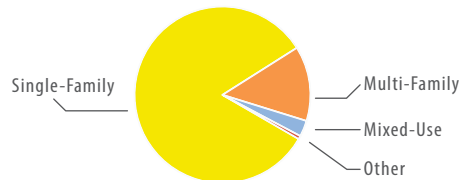
White Alone: 67.2%
Black Alone: 7.8%
Asian Alone: 9.9%
Hispanic (Any Race): 12.1%
Other: 3.0%

HOUSING

Total Housing Units: 46,377

SF: 82.8%
MF or MXD: 16.6%
Other: 0.6%

HOUSING UNIT TYPES



Tenure Type:

Owner Units: 74.2%
Rental Units: 25.0%
Other (Seasonal, etc): 0.8%

Vacancy Rate: 4.4%

Total Households (HH): 44,331

Married Couple HH: 67.0%
w/ children 42.5%
w/o children 24.5%
Single Person HH: 17.5%
Other Households: 15.5%

HHs w/ Senior(s): 11.3%

HHs w/ Child(ren): 51.7%

Single Parent HHs: 12.6%

Average HH Size: 2.93
Average Family Size: 3.35

ECONOMY

Median HH Income: \$106,232

Workforce Estimate: 64,010

Educational Attainment:

High-School / GED: 97.3%
Bachelor's or greater: 62.1%

Unemployment Rate: 4.7%

Top Occupations:

Mgmt, Science, Bus: 54.5%
Sales & Office: 27.0%
Service: 11.4%

Avg Commute (minutes): 27.0

Method of Commute:

Drive Alone: 81.0%
Carpool: 7.1%
Public Transit: < 0.3%
Work at Home: 10.0%

Median SF Appraisal: \$287,433

Median Monthly Mortgage: \$2,133

Median Monthly Rent: \$1,244

Housing Burden (>30% Income)

Homeowner 24.3%
Renter 42.8%

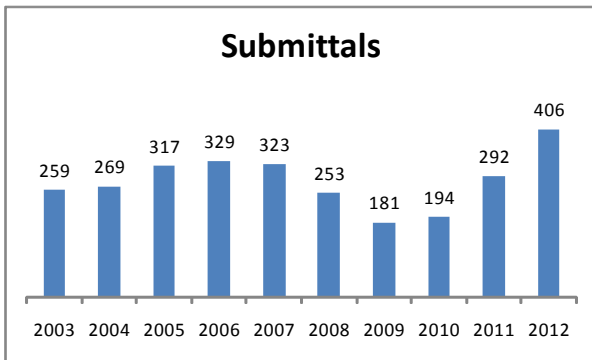
Poverty Rate: 4.5%

Families: 4.0%
Children: 5.1%
Seniors: 3.1%

2012 DEVELOPMENT OVERVIEW

PROJECT ACTIVITY IN 2012

Submittals continued to increase in 2012, up from 292 in 2011 to 406 in 2012. The chart below shows the submittal activity for the past 10 years, with 2012 the highest year for submittals.



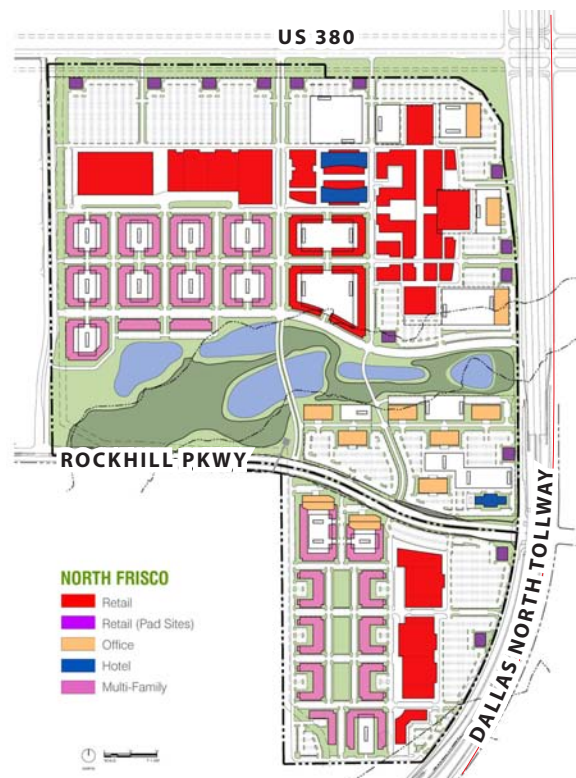
PROJECT TYPE	SUBMITTALS
A - Annexation	5
AP - Amending Plat	21
CA - Comprehensive Plan Amendment	1
CP - Conveyance Plat	11
CS - Construction Set	37
DA - Development Agreement	3
FP - Final Plat	37
PP - Preliminary Plat	50
PSP - Preliminary Site Plan	12
PSPCP - Preliminary Site Plan Conveyance Plat	16
PSPRP - Preliminary Site Plan Replat	2
RP - Replat	6
SCSP - Substantially Conforming Site Plan	50
SP - Site Plan	21
SPFP - Site Plan Final Plat	65
SPRP - Site Plan Replat	14
SUP - Specific Use Permit	24
TA - Thoroughfare Plan Amendment	1
Z - Zoning Change	28
ZA - Zoning Ordinance Amendment	2
GRAND TOTAL	406

PROJECTS OF NOTE

Some of the larger projects that were submitted in 2012 include the Richwoods and Phillips Creek Ranch subdivisions and the Grand Park Canal District Rezoning. North Frisco (Forest City) received it's final zoning approvals in 2012.



Grand Park Canal Project, north side of Diamond Point, west of Legacy.



North Frisco (Forest City) at the southwest corner of the Dallas North Tollway and US 380.

ORDINANCE UPDATES

APPROVED IN 2012

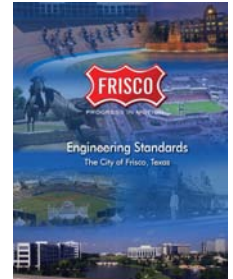
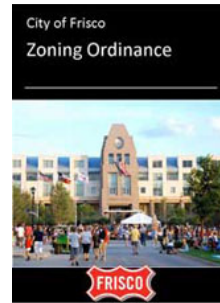
PROJECT DESCRIPTION

ZA12-0002 ZONING ORDINANCE AMENDMENT - ALCOHOL SALES

Amending Subsections 3.02 (Use Chart) and 7.01 (Definitions), regarding the sale of alcoholic beverages for off-premise consumption. This amendment updates definitions, deletes Package Sales and adds Alcoholic Beverage Sales, and the conditional development standards for R, OTC, H, C-1, and C-2 zoning districts.

SA11-0001 SUBDIVISION ORDINANCE AMENDMENT

Amending the Subdivision Ordinance to incorporate the new Engineering Standards. This project was managed by the Engineering Services Department, but required Public Hearings by the Planning & Zoning Commission and City Council. The standards were incorporated as an Appendix to the Subdivision Ordinance.



ANNEXATIONS

The City expanded its boundaries by approximately 2,930± acres in 2012 through the approval of four voluntary annexations. The annexation process brings the properties into the City with a zoning of Agricultural (AG); future development will typically require rezoning approval.

APPROVED IN 2012

PROJECT DESCRIPTION

A12-0001 PROSPER UNITED METHODIST TRACT

97.5± acres

A12-0002 FOREST CITY / 380 PARTNERS

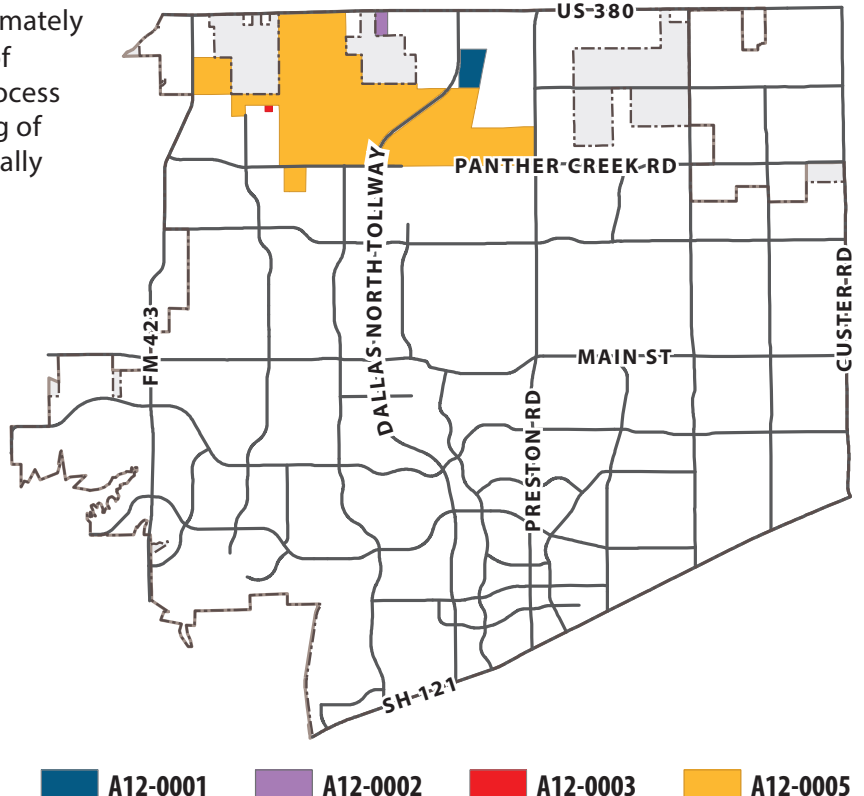
33.0± acres

A12-0003 FRISCO DEVELOPMENT CORPORATION

5.0± acres

A12-0005 BERT FIELDS TRACT

2,807.0± acres



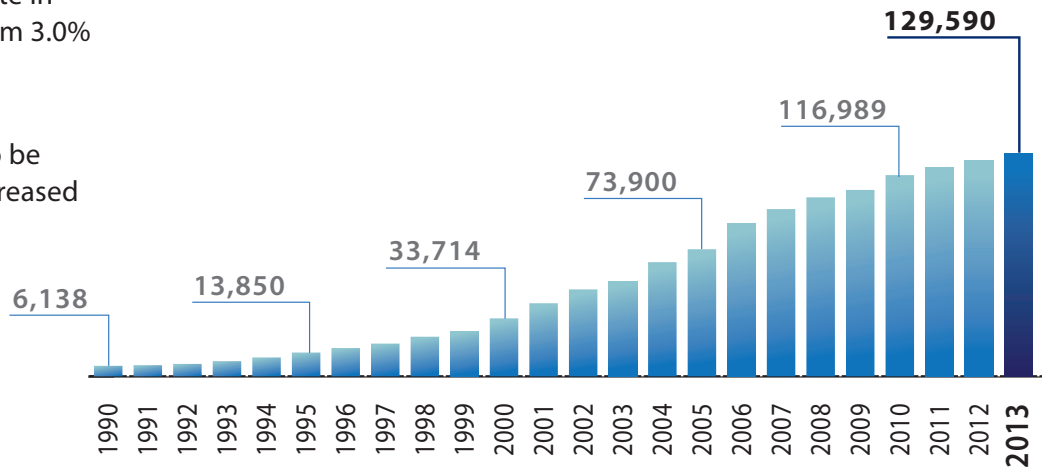
POPULATION GROWTH & PROJECTIONS

POPULATION GROWTH

As of January 1, 2013, the population of Frisco is estimated at 129,590, an annual increase of more than 4,000 residents. The annual growth rate in 2012, at 3.3%, was up slightly from 3.0% in 2011.

The growth rate is expected to be higher in 2013 due to the increased permit activity in both Single-Family and Multi-Family construction.

Projects under construction as of January 1, 2013, are estimated to increase the population by over 6,000.



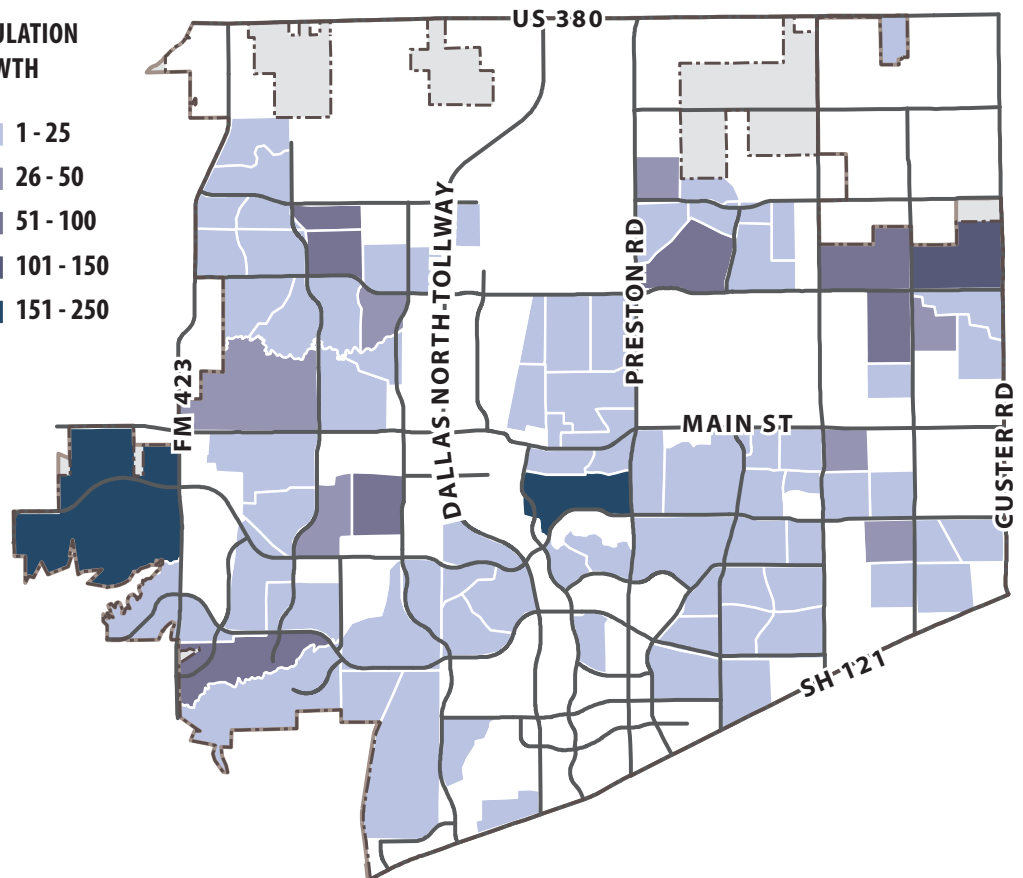
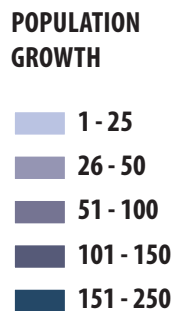
DISTRIBUTION OF NEW POPULATION

Population growth occurred in all quadrants in 2012, with the most residential building completions occurring in the southwest and northeast quadrants.

2012 Residential Completions

QUAD	SNEW	MNEW
NE	426	0
SE	83	0
SW	436	241
NW	279	0
TOTAL	1,224	241

SNEW = NEW Single-Family
MNEW = NEW Multi-Family or
Mixed-Use Residential



2012 GROWTH PROFILE

POPULATION 129,590 AS OF JAN 1, 2013

JAN 1, 2012: 125,500

ANNUAL GROWTH: 4,090 3.3%

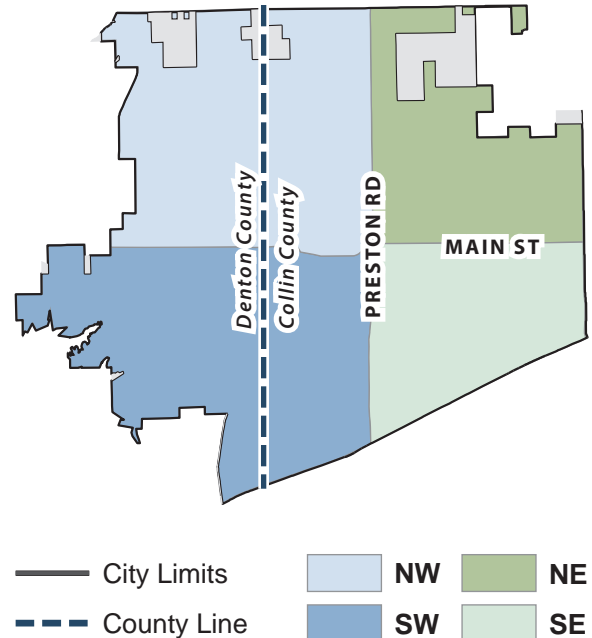
HOUSING UNITS 46,377 AS OF JAN 1, 2013

JAN 1, 2012: 44,914

ANNUAL GROWTH: 1,463 3.3%

EXISTING UNITS BY TYPE:

Single-Family Units:	38,396	82.7%
Multi-Family Units:	6,386	13.8%
Mixed-Use Residential Units:	1,324	2.9%
Other:	271	0.6%



DISTRIBUTION

BY QUADRANT	NE		SE		SW		NW	
SNEW PERMITS COMPLETED	426	34.8%	279	22.8%	83	6.8%	436	35.6%
Average Permit Value	\$273,229		\$289,121		\$236,199		\$280,369	
MNEW PERMITS ISSUED (UNITS)	0		0		1,071	72.3%	410	27.7%
AS OF JAN 1, 2013:								
Total Housing Units:	5,456	11.8%	12,727	27.4%	17,430	37.6%	10,764	23.2%
Total Population:	15,938	12.3%	36,352	28.1%	45,481	35.1%	31,819	24.6%

BY COUNTY	COLLIN		DENTON		TOTAL	
SNEW PERMITS COMPLETED	534	43.6%	690	56.4%	1,224	
Average Permit Value	\$279,602		\$251,044		\$264,564	
MNEW PERMITS ISSUED (UNITS)	882	59.6%	599	40.4%	1,481	
AS OF JAN 1, 2013:						
Total Housing Units:	29,338	63.3%	17,039	36.7%	46,377	
Total Population:	79,592	61.4%	49,998	38.6%	129,590	

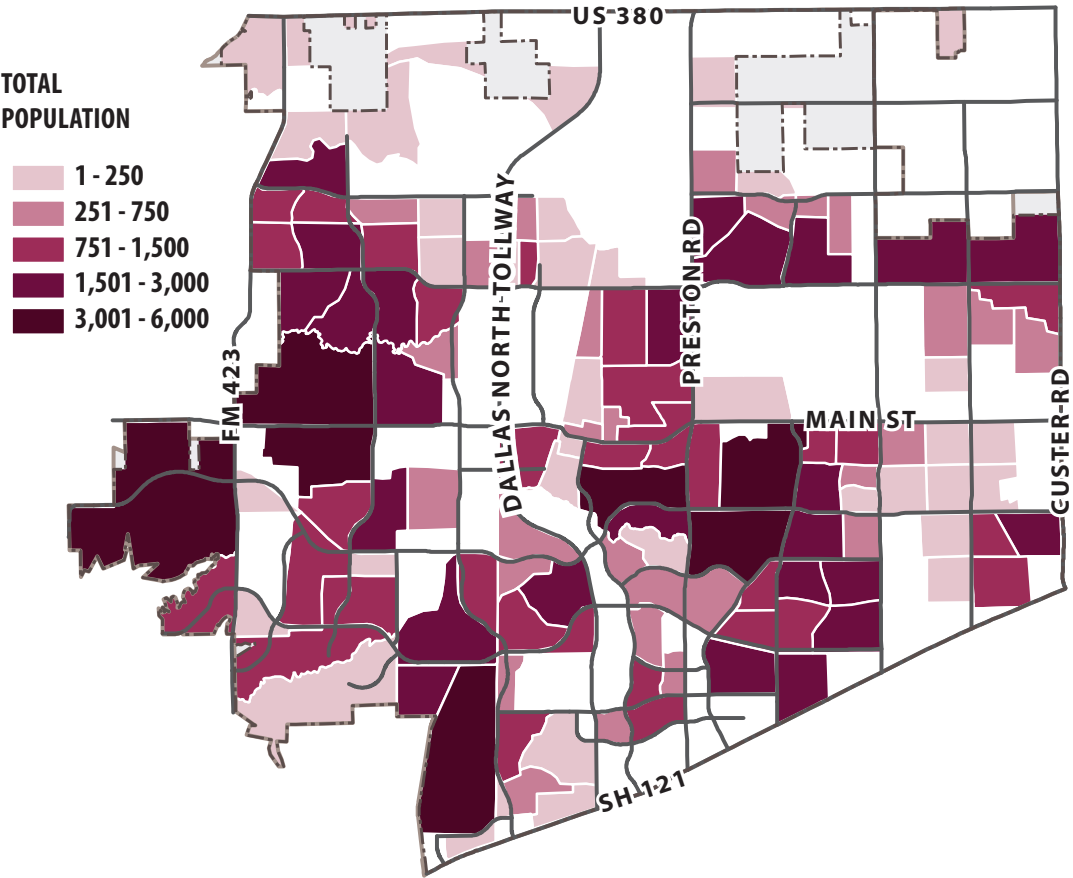
NOTES

- Population and Housing Units totals based on Certificate of Occupancies (COs = permit completions), Annexations, and Demolitions.
- New Single-Family is the number of SNEW COs only, and does not reflect permits issued or other housing unit types.
- Totals are estimates and are subject to changes.
- Percentages may not equal 100% due to rounding.
- Values are based on permit estimates (construction only).

POPULATION DISTRIBUTION

The population of Frisco is weighted towards the southwest quadrant of the City, with the least amount in the northeast quadrant (see page 8 for total housing units and population distribution by quadrant).

For future growth areas, refer to the Lot Inventory and Pipeline information and on pages 12 & 13.



BUILDOUT PROJECTION MODEL

The City has developed a three-tiered population projection model to estimate when Build-Out may occur, based upon the 2006 Comprehensive Plan estimates of total population and housing unit capacity.

Combined with recent activity data and the Lot Inventory and Pipeline data shown in this report, the Build-Out Model can be used to estimate a timeline of when the City will transition from a growth paradigm to an infill and maintenance paradigm.

- KEY FACTS:**
- Frisco’s annual growth rate from Jan 2012 – Jan 2013 is 3.3%; the compound annual growth rate for the past 5 years is 4.6%. (The City has not had a double-digit annual growth rate since 2006.)
 - Projects in the Pipeline are expected to increase the population to over 160,000 by 2020. NOTE: The Pipeline does not include future phases of current subdivisions that have not yet submitted for preliminary plat approval (such as most of Phillips Creek Ranch).

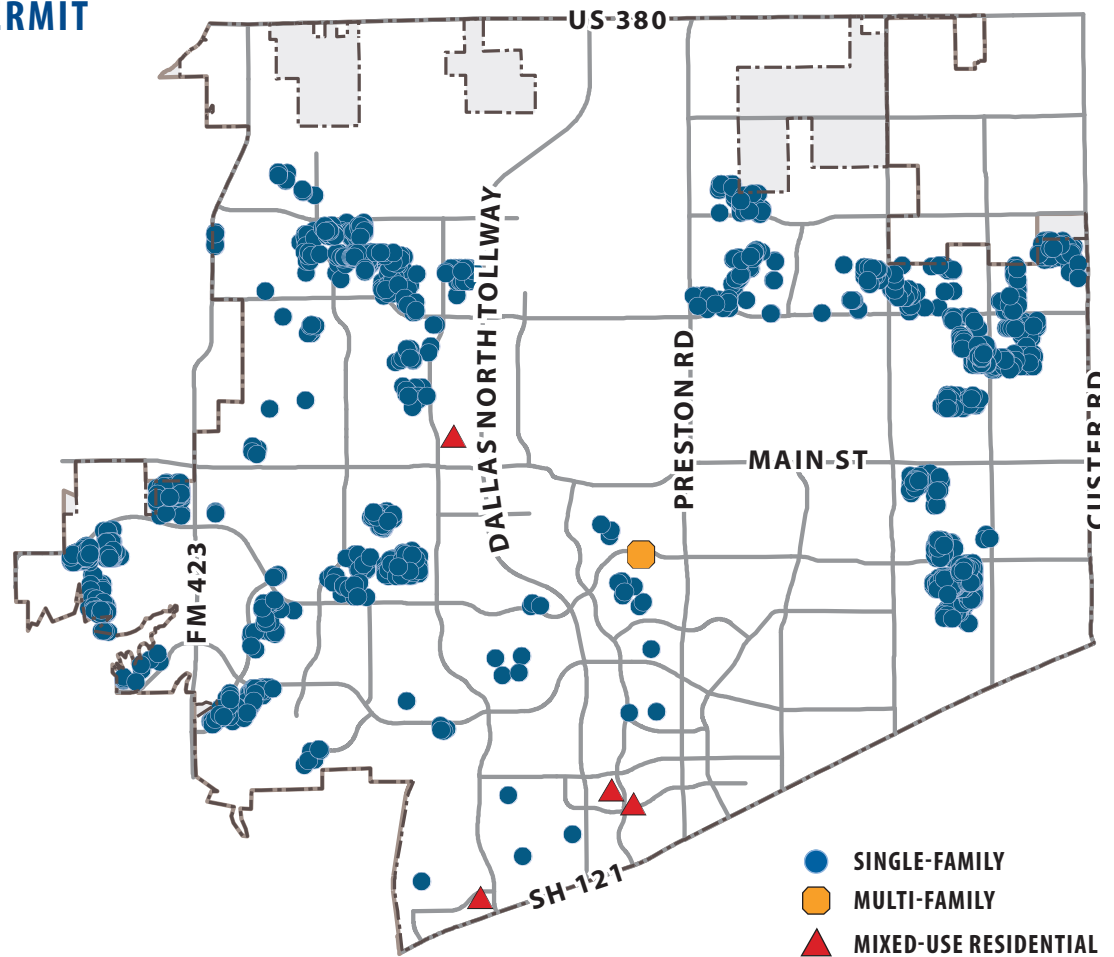
BUILD-OUT YEAR BY ANNUAL GROWTH RATE			
Year	3%	5%	7%
2015	137,400	142,700	148,150
2020	159,000	181,750	207,200
2025	184,100	231,550	280,000
2030	213,200	280,000	(in 2024)
2035	246,950	(in 2029)	
2040	280,000		

RESIDENTIAL DEVELOPMENT

2012 RESIDENTIAL PERMIT ACTIVITY

New Single-Family (SF) construction activity increased in 2012, with 1,578 SNEW permits issued in 2012 compared to 1,306 in 2011.

The City issued five MNEW permits in 2012, for one Multi-Family project (134 units) and four Mixed-Use projects (1,347 units).



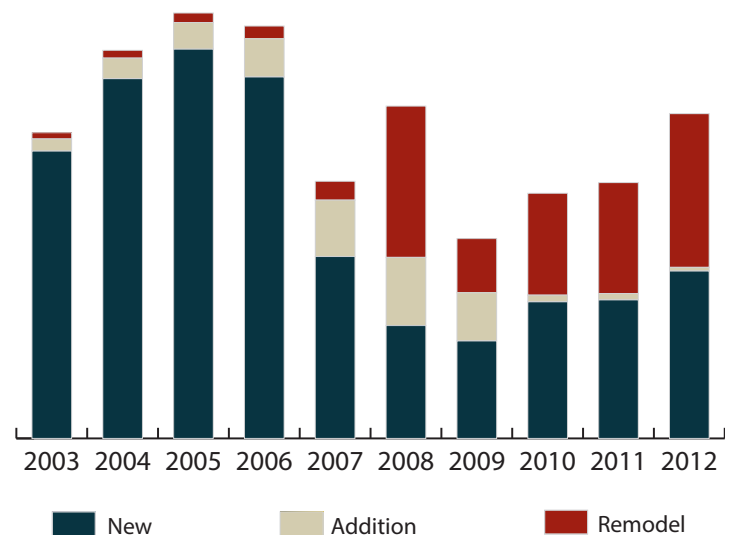
PERMIT HISTORY

YEAR	SNEW	SADD	SALT	TOTAL
2008	1,063	643	1,426	3,132
2009	922	454	511	1,887
2010	1,284	63	967	2,314
2011	1,306	60	1,046	2,412
2012	1,578	35	1,449	3,062

YEAR	MNEW UNITS
2008	1,063
2009	922
2010	0
2011	576
2012	1,816

SNEW = NEW Single-Family
 SADD = Single-Family ADDITION
 SALT = Single-Family REMODEL
 MNEW = NEW Multi-Family
 or Mixed-Use Residential
 (Shown as Total Units)

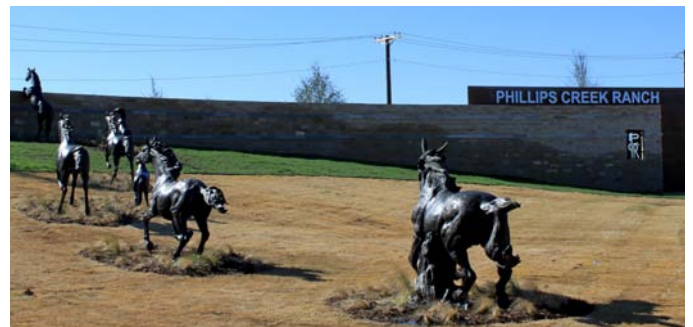
SINGLE-FAMILY PERMIT TRENDS



PERMIT ACTIVITY BY NEIGHBORHOOD

Several new neighborhoods began construction in 2012, with a significant percentage of the permits issued coming in the latter half of the year. While Frisco Lakes continues to have high permit volumes, the new Richwoods development had the most permits in 2012.

NEIGHBORHOODS WITH 10 OR MORE HOUSING STARTS IN 2012	QUAD	SNEW ISSUED
RICHWOODS	SE	206
FRISCO LAKES	SW	203
WILLOW BAY	NE	153
STONELAKE ESTATES	NE	97
CHRISTIE RANCH	NW	73
WINDING CREEK ESTATES	NE	68
LONE STAR RANCH (AUSTIN RIDGE)	SW	65
NEWMAN VILLAGE	NW	60
KNOLLS OF FRISCO	NW	52
STONEWATER CROSSING	SW	49
LAWLER PARK NORTH	SE	40
SORANO	NE	35
MIRAMONTE	NE	35
VILLAGE LAKES	SW	35
COBB FARM	NW	34
CYPRESS CREEK	SE	31
DOMINION AT PANTHER CREEK	NE	28
SHADDOCK CREEK ESTATES	NW	26
HIGHLAND RIDGE	SW	26
PEARSON FARMS	SW	25
PHILLIPS CREEK RANCH	SW	22
GRAYHAWK	NW	21
RIDGEVIEW AT PANTHER CREEK	NE	15
THE VILLAGE AT PANTHER CREEK	NE	14
THE SHORES AT WATERSTONE	SW	12
CROWN RIDGE	NE	12
STONE CREEK VILLAGE	SW	12



Richwoods, Lawler Park North & Phillips Creek Ranch are just three of the many subdivisions that broke ground in 2012.

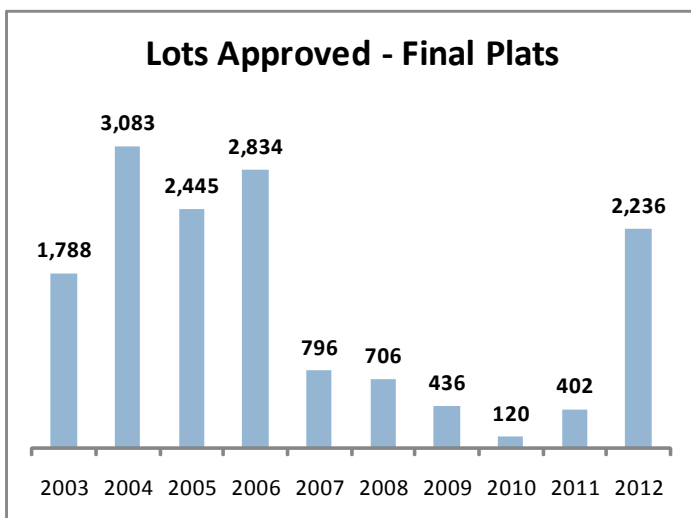
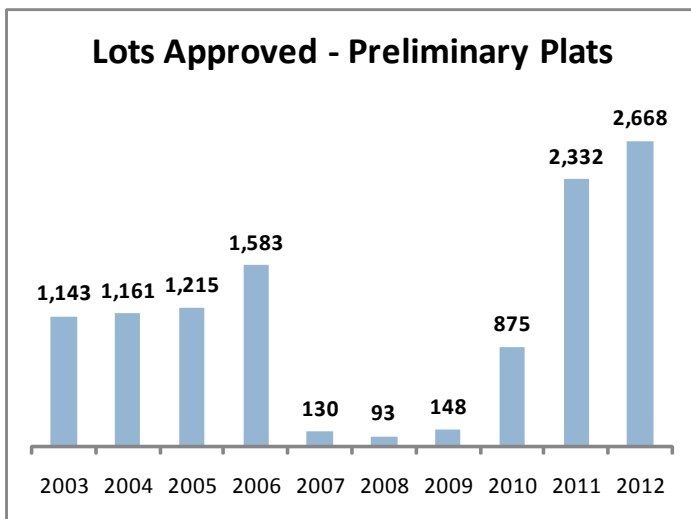
RESIDENTIAL OUTLOOK

FUTURE SINGLE-FAMILY ACTIVITY

Plat activity increased in 2012, with 3,946 Single-Family lots submitted for platting in 2012, up from 3,088 in 2011.

Plat approvals (see charts below and the following pages) reflect the recent increase in submittals and indicate the industry expects demand, and thus permit activity, to remain high.

Single-Family Plat Approval History



SINGLE-FAMILY LOT INVENTORY

Another measure of potential future housing permit activity is the Lot Inventory (LI) and Pipeline (PL). The Lot Inventory is a count of single-family residential lots that are permit-ready. The Lot Pipeline is a count of the lots that are in the approval process (formal submittal received).

By dividing the number of lots by the average monthly permits issued (from the previous 12 months), we can estimate the months of inventory. Industry experts consider the market balanced at 24 months of inventory.

LOT INVENTORY (AS OF 1/1/13) **2,515 LOTS** ↑

Annual Change of Inventory **+432** ↑

MONTHS OF INVENTORY **19** ↓

Average Permits Per Month: **132** (SNEW/mo)

6-Month Avg (July - Dec 2012) 154

12-Month Avg (Jan - Dec 2012) 132

LOT PIPELINE (AS OF 1/1/13) **4,734 LOTS** ↑

Annual Pipeline Change **+848** ↑

MONTHS INVENTORY IN PIPELINE **36** ↓

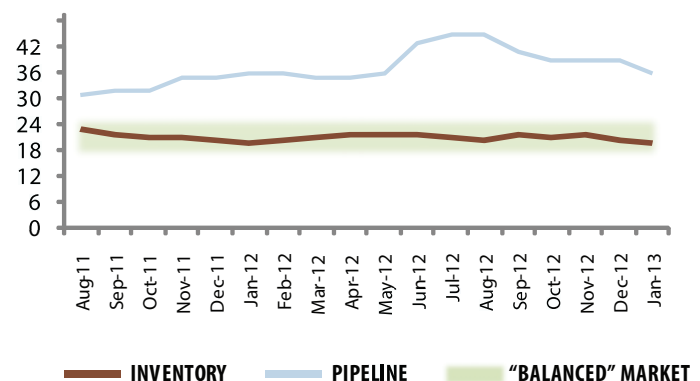
Stage in Pipeline:

PP – Preliminary Plat 2,005

CS – Construction Set 2,159

FP – Final Plat 570

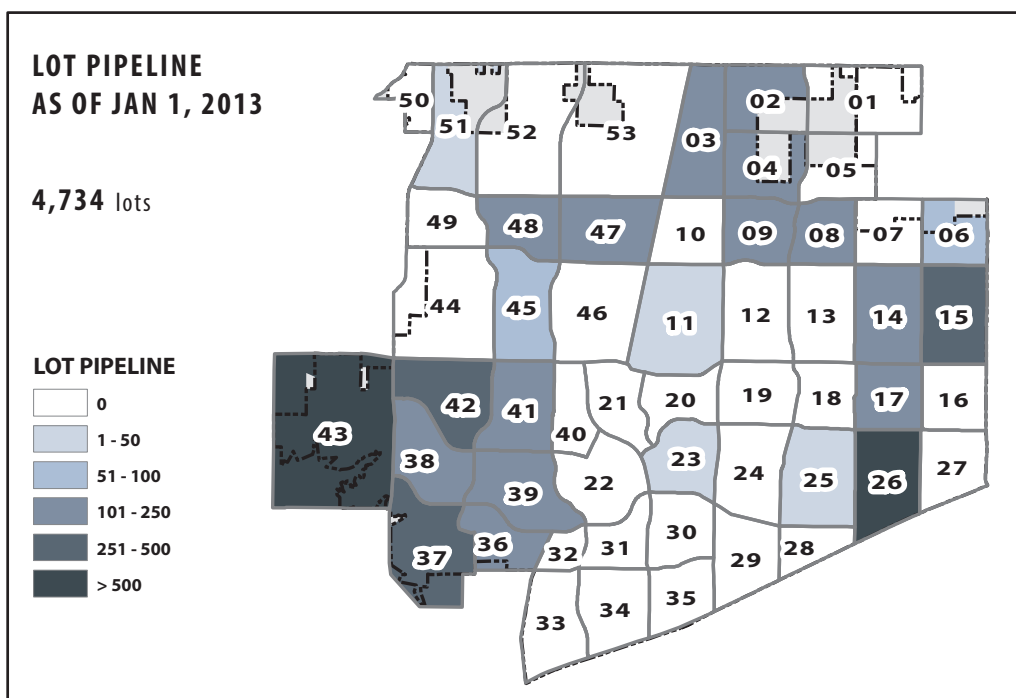
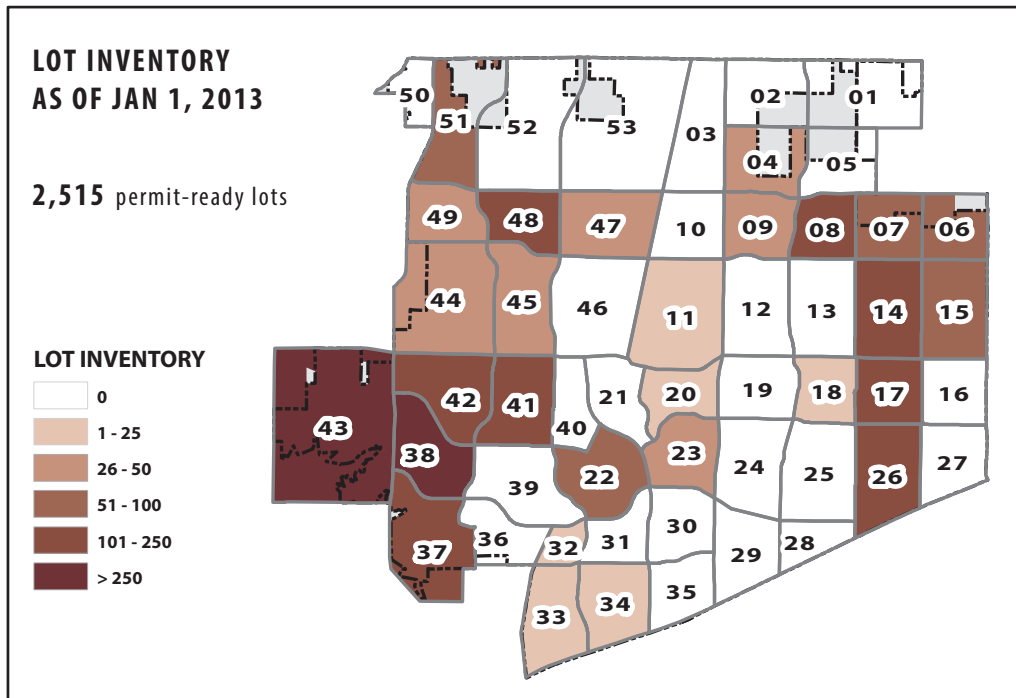
SF LOTS - MONTHS OF INVENTORY



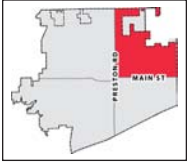
LOT INVENTORY BY NEIGHBORHOOD UNIT

For planning purposes, the City tracks development by several geographic areas, including by County, Quadrant, and Neighborhood Unit. The Neighborhood Units (NU), labeled on the maps below, generally follow major roadways, and allow a quick visual reference for development “hot spots.” For Lot Inventory (LI) and Pipeline (PL), this is an indicator of where development is most likely to occur next. Note: On the maps below, the darker the color, the greater the number of lots.

NU	LI	PL
2		197
3		113
4	46	229
6	85	83
7	57	
8	202	238
9	45	159
11	4	25
14	109	216
15	70	404
17	101	225
18	22	
20	14	
22	64	
23	31	15
25		45
26	140	697
32	7	
33	18	
34	16	
36		148
37	161	348
38	304	133
39		129
41	114	151
42	229	267
43	259	523
44	33	
45	28	56
47	27	131
48	225	182
49	42	
51	62	20
TOTAL	2,515	4,734



2012 PROJECT APPROVALS



NE QUADRANT

POPULATION: 15,938 | 12.3%

Annual Growth: 1,267

HOUSING UNITS: 5,456 | 11.8%

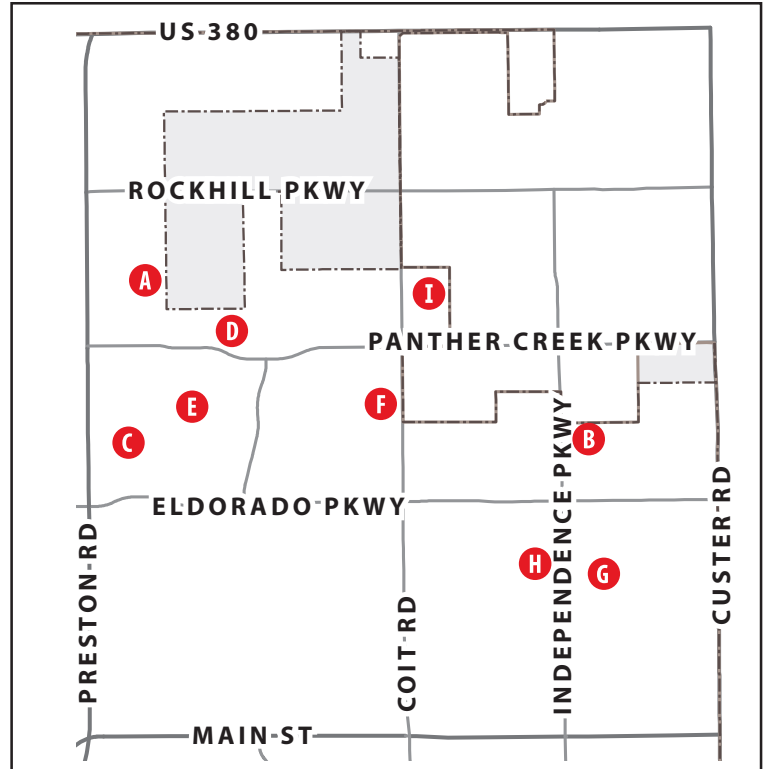
Annual Growth: 425 | 29.0%

Avg. Permit Value (SNEW): \$269,822

HU TYPE	EXISTING	UC	LI	PL
SF	5,161	206	614	1,454
MF	295	0	N/A	0
MXD	0	0	N/A	0

HU = Housing Unit
 SF = Single-Family
 MF = Multi-Family
 MXD = Mixed-Use Residential

UC = Under Construction
 LI = Lot Inventory
 PL = Pipeline



SF	NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PP	FP
A	CROWN RIDGE	CROWN RIDGE, PH 3A CROWN RIDGE, PH 3B	70 72		PP11-0016 PP11-0016	FP12-0031
B	INDEPENDENCE ESTATES	ZONING & PRELIMINARY PLAT	83	Z11-0021 Z12-0004	PP12-0005	
C	LATERA	LATERA, PH 2 & 3	68		PP11-0021	
D	MIRAMONTE	MIRAMONTE, PH 1B	87		PP12-0015	
E	PANTHER CREEK, DOMINION AT	DOMINION AT PANTHER CREEK, PH 4B	27			FP12-0001
F	PANTHER CREEK, RIDGEVIEW AT	RIDGEVIEW AT PANTHER CREEK, PH 1 RIDGEVIEW AT PANTHER CREEK, PH 2 & 3	118 238		PP12-0022	FP12-0018
G	STONELAKE ESTATES	VILLAGES OF STONELAKE ESTATES, PH 2A – 4B VILLAGES OF STONELAKE ESTATES, PH 2A VILLAGES OF STONELAKE ESTATES, PH 5	367 80 37		PP12-0012 PP12-0012 PP12-0004	FP12-0032
H	WILLOW BAY	THE ARBORS AT WILLOW BAY SOUTH, PH 2	132			FP12-0002
I	WINSTON PLACE	AMEND PD	192	Z12-0017		

2012 PROJECT APPROVALS



SE QUADRANT

POPULATION: 36,352 | 28.1%

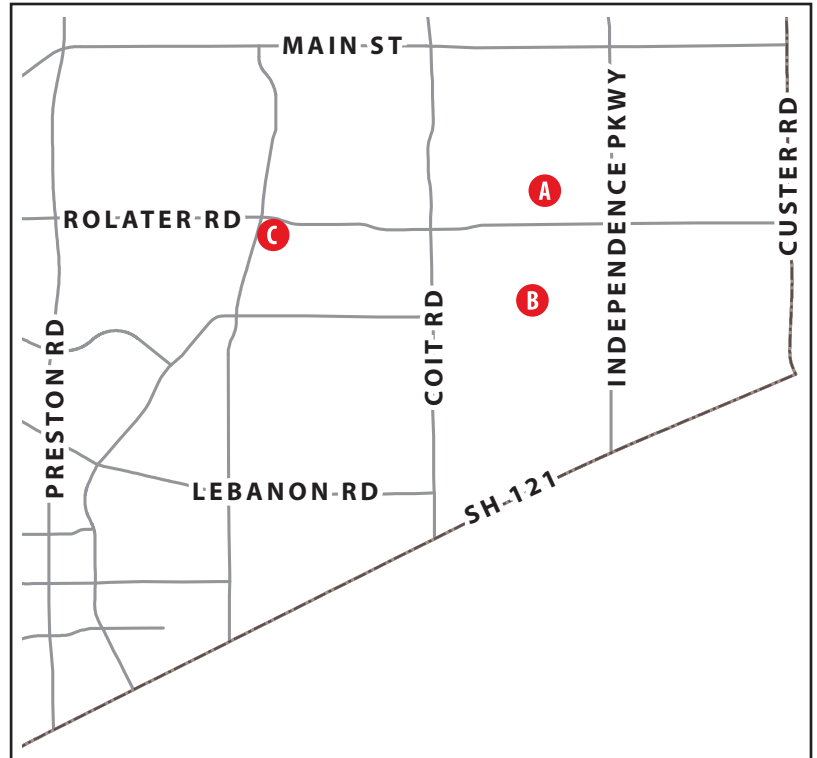
Annual Growth: 248

HOUSING UNITS: 12,727 | 27.4%

Annual Growth: 83 | 5.7%

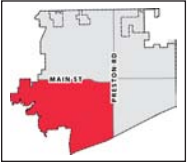
Avg. Permit Value (SNEW): \$257,678

HU TYPE	EXISTING	UC	LI	PL
SF	11,238	225	263	967
MF	1,489	0	N/A	0
MXD	0	0	N/A	0



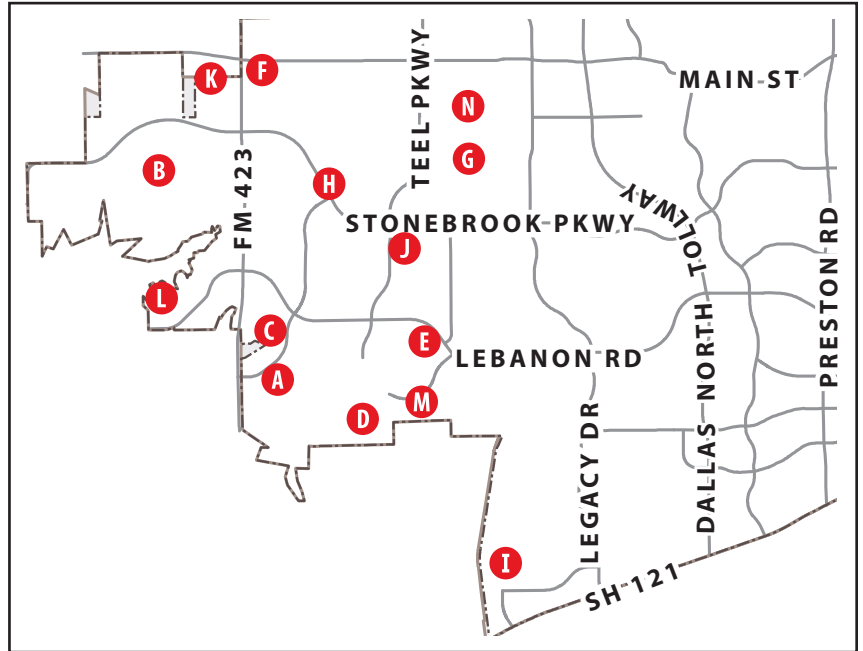
SF NEIGHBORHOODS	DESCRIPTION	ZONING	PP	FP
A LAWLER PARK NORTH	LAWLER PARK NORTH	344	PP11-0002	
	THE ARBOR AT LAWLER PARK, PH 1	60		FP12-0020
	THE CROSSING AT LAWLER PARK, PH 1	59		FP12-0019
B RICHWOODS	RICHWOODS, PH 1 – 11	510	PP11-0017 PP12-0009	FP12-0006
	RICHWOODS, PH 1	19		FP12-0010
	RICHWOODS, PH 2	34		FP12-0011
	RICHWOODS, PH 3	34		FP12-0009
	RICHWOODS, PH 4	42		FP12-0016
	RICHWOODS, PH 5	36		FP12-0021
	RICHWOODS, PH 6	73		FP12-0017
	RICHWOODS, PH 7	68		FP12-0026
	RICHWOODS, PH 8	40		
	RICHWOODS, PH 12-14	219	PP12-0010	
	RICHWOODS, PH 15	54	PP12-0011	
	RICHWOODS, PH 16 & 17	122	PP12-0025	
	RICHWOODS, PH 18 & 19	138	PP12-0030	
C STONEBRYCK MANOR	ZONING & PRELIMINARY PLAT	45	Z12-0012	PP12-0017

2012 PROJECT APPROVALS



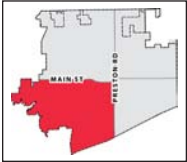
SW QUADRANT

POPULATION: 45,481 | 35.1%
Annual Growth: 1,740



SF	NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PP	FP
A	AUSTIN RIDGE	AUSTIN RIDGE AT LONE STAR RANCH, PH 2	75		PP12-0008	
B	FRISCO LAKES	FRISCO LAKES - VILLAGE 4	110		PP12-0026	
		FRISCO LAKES - VILLAGE 6	72		PP12-0020	FP12-0030
		FRISCO LAKES - VILLAGE 8	122		PP11-0015	
		FRISCO LAKES - VILLAGE 9	89			FP12-0003
		FRISCO LAKES - VILLAGE 24, PH 2A & 2B	39		PP11-0022	
		FRISCO LAKES - VILLAGE 24, PH 2A	23			FP12-0023
		FRISCO LAKES - VILLAGE 26	87		PP10-0006	
C	HIGHLAND RIDGE	HIGHLAND RIDGE, PH 1	64			FP12-0008
D	HILLS OF KINGSWOOD	HILLS OF KINGSWOOD, PH 2A & 2B	111		PP12-0023	
E	KINGSWOOD VILLAGE	KINGSWOOD VILLAGE	148		PP12-0021 PP12-0031	
F	OAKMONT AT FRISCO	OAKMONT AT FRISCO	105		PP12-0007	
G	PARK PLACE ESTATES	PARK PLACE ESTATES, PH 2	53		PP12-0014	
H	PHILLIPS CREEK RANCH	PHILLIPS CREEK RANCH, PH 1	109		PP11-0013	FP12-0027
		PHILLIPS CREEK RANCH, PH 2	124		PP11-0014	FP12-0028
		PHILLIPS CREEK RANCH, PH 3	53		PP12-0003	
		SHERIDAN @ PHILLIPS CREEK RANCH	314		PP11-0007	FP12-0029
		WINDROSE @ PHILLIPS CREEK RANCH	90		PP12-0024	
I	STONEBRIAR COUNTRY CLUB ESTATES	PD-62 AMENDMENT	N/A	Z12-0006		
J	STONEBROOK CROSSING	ZONING AND PRELIMINARY PLAT	67	Z12-0008	PP12-0006	
K	STONEWATER CROSSING	STONEWATER CROSSING, PH 2	113			FP12-0005
L	THE SHORES AT WATERSTONE	THE SHORES AT WATERSTONE, PH 2	93		PP11-0010	FP12-0025
M	TWIN CREEKS	TWIN CREEKS	109		PP12-0029	
N	VILLAGE LAKES	VILLAGE LAKES, PH 3	85			FP12-0013

2012 PROJECT APPROVALS

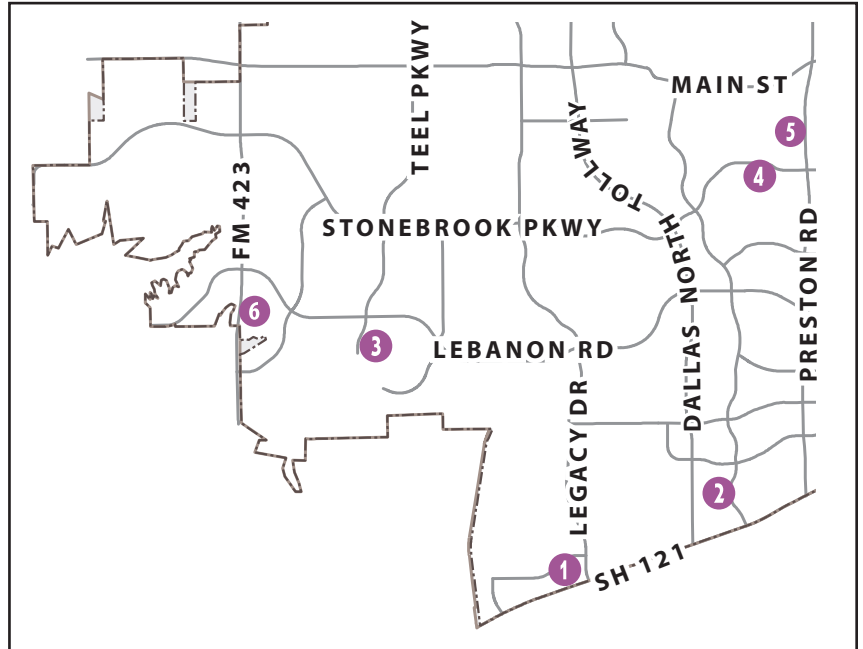


SW QUADRANT (continued)

HOUSING UNITS: 17,430 | 37.6%

Annual Growth: 675 | 46.1%
Avg. Permit Value (SNEW): \$236,199

HU TYPE	EXISTING	UC	LI	PL
SF	11,888	274	1,217	1,786
MF	4,218	134	N/A	660
MXD	1,324	937	N/A	365



MF / MXD PROJECTS

DESCRIPTION

UNITS

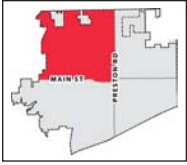
PROJECT NUMBER(S)

1	AMALFI @ STONEBRIAR, PH 1		395	SPFP12-0006	
2	AMLI @ THE BALLPARK	AMLI @ THE BALLPARK, PH 1 AMLI @ THE BALLPARK, PH 2	335	PSFP11-0006 PSPRP12-0001	SPRP12-0006
3	LEBANON RIDGE	LEBANON RIDGE APARTMENTS, PH 2	308	PSP11-0016	
4	NORTH COURT VILLAS		134	SPFP11-0035	
5	OLD HICKORY SQUARE		241	SPFP11-0007	
6	PHILLIPS CREEK RANCH	AVENUES OF PHILLIPS CREEK RANCH	352	PSP12-0012	



Old Hickory Square completed construction in the Fall of 2012; AMLI at the Ballpark (left) and Ablon at Frisco Bridges (right) are both nearing completion. Amalfi and North Court Villas are both under construction.

2012 PROJECT APPROVALS



NW QUADRANT

POPULATION: 31,819 | 24.6%

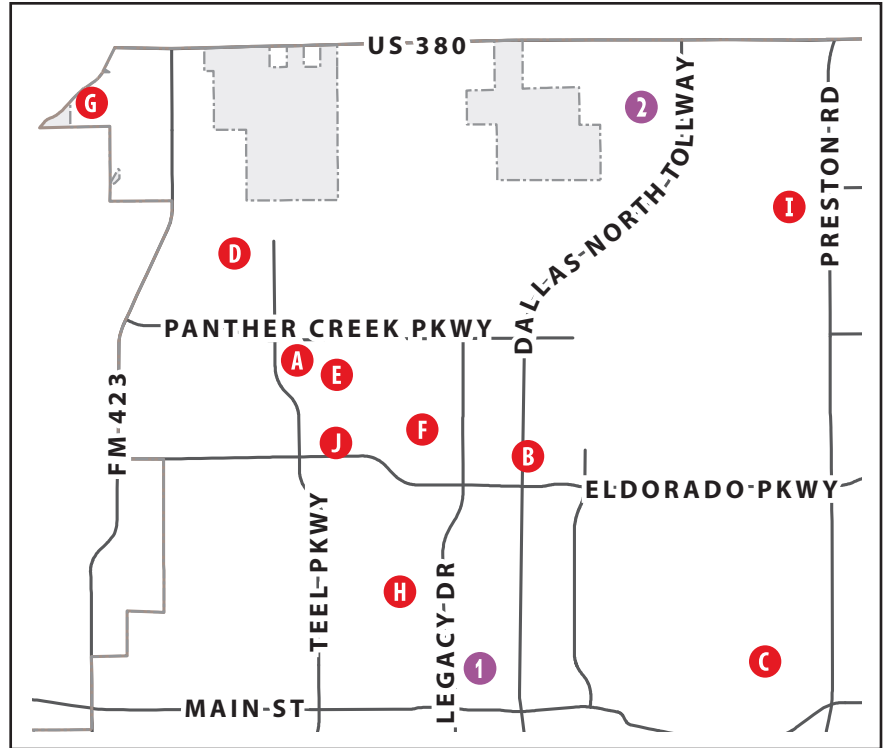
Annual Growth: 835

HOUSING UNITS: 10,764 | 23.2%

Annual Growth: 280 | 19.1%

Avg. Permit Value (SNEW): \$281,137

HU TYPE	EXISTING	UC	LI	PL
SF	10,380	132	421	527
MF	384	0	N/A	0
MXD	0	0	N/A	410



SF	NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PP	FP
A	CHRISTIE RANCH	CHRISTIE RANCH, PH 2C	58			FP11-0009
B	COBB FARM / ELDORADO VILLAGE	PD-166 AMENDMENT	N/A	Z11-0018		
C	CREEKSIDE VILLAGE	ZONING & PRELIMINARY PLAT	22	Z11-0022	PP12-0002	
D	GRAYHAWK	GRAYHAWK, SEC 2, PH 7	20			FP12-0022
E	KNOLLS OF FRISCO	KNOLLS OF FRISCO, PH 2B	56			FP12-0004
F	NEWMAN VILLAGE	NEWMAN VILLAGE, PH 2A NEWMAN VILLAGE, PH 2B	74 96	PP12-0016		FP12-0024
G	ROCKHILL RESIDENCES	ROCKHILL RESIDENCES	242	Z12-0001		
H	SHADDOCK CREEK ESTATES	SHADDOCK CREEK ESTATES, PH 6B	56	PP12-0013		
I	THE HEIGHTS AT ROCKHILL	ZONING & PRELIMINARY PLAT	113	Z12-0005	PP12-0032	
J	VILLAS AT BELLE CREEK	ZONING & PRELIMINARY PLAT	30	Z12-0003	PP12-0032	

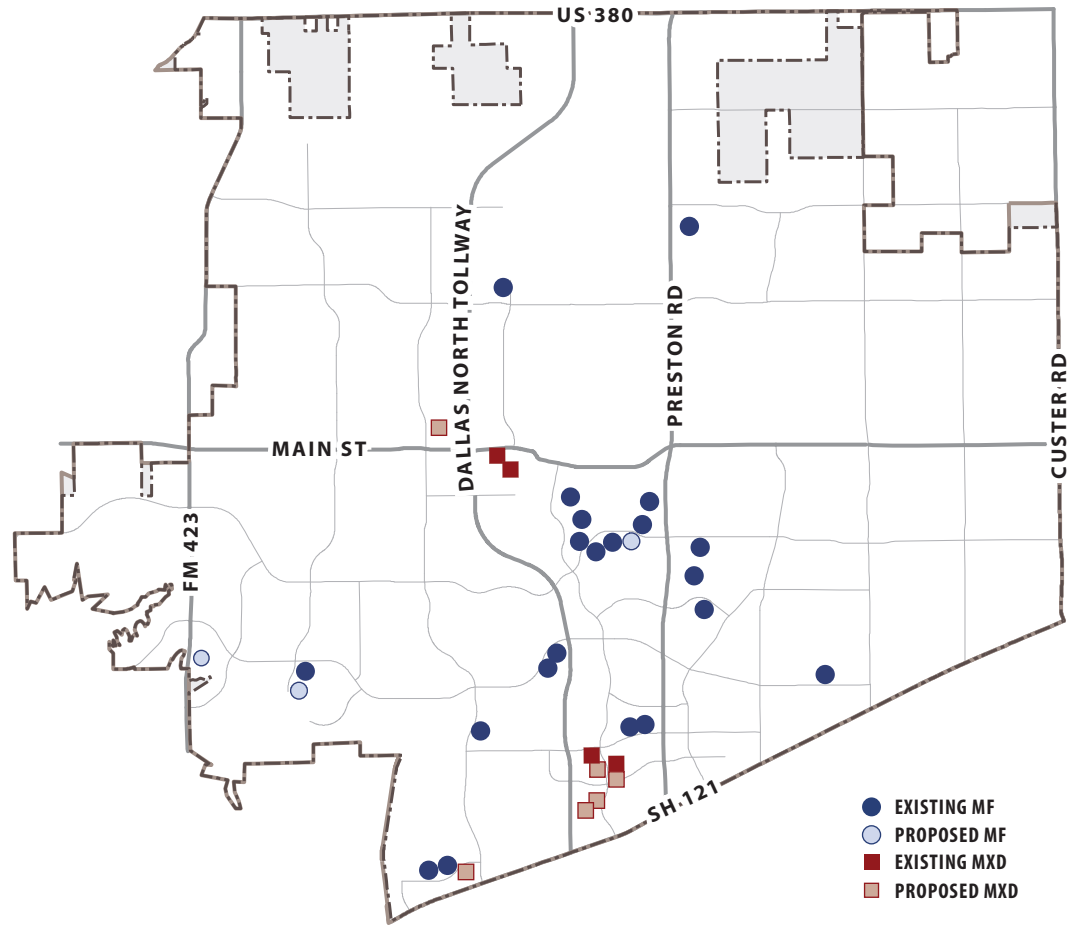
MF / MXD PROJECTS	DESCRIPTION	UNITS	PROJECT NUMBER(S)
1 THE EMERSON	THE EMERSON @ FRISCO MARKETCENTER	410	PSP11-0013 SPFP12-0008
2 FRISCO NORTH / FOREST CITY	PD-216 AMENDMENT	4,000 MAX	Z11-0020

MF / MXD RESIDENTIAL UPDATE

MULTI-FAMILY AND MIXED-USE RESIDENTIAL

One new Multi-Family project opened in 2012, Old Hickory Square, with 241 units. Five projects are currently under construction, with two nearing completion as of Jan 1, 2013.

QUAD	EXISTING UNITS	
	MF	MXD
NE	295	0
SE	1,489	0
SW	4,218	1,324
NW	384	0
TOTAL	6,386	1,324



* NOTE: Map does not show projects with less than 80 units.

PROJECTS IN THE PIPELINE

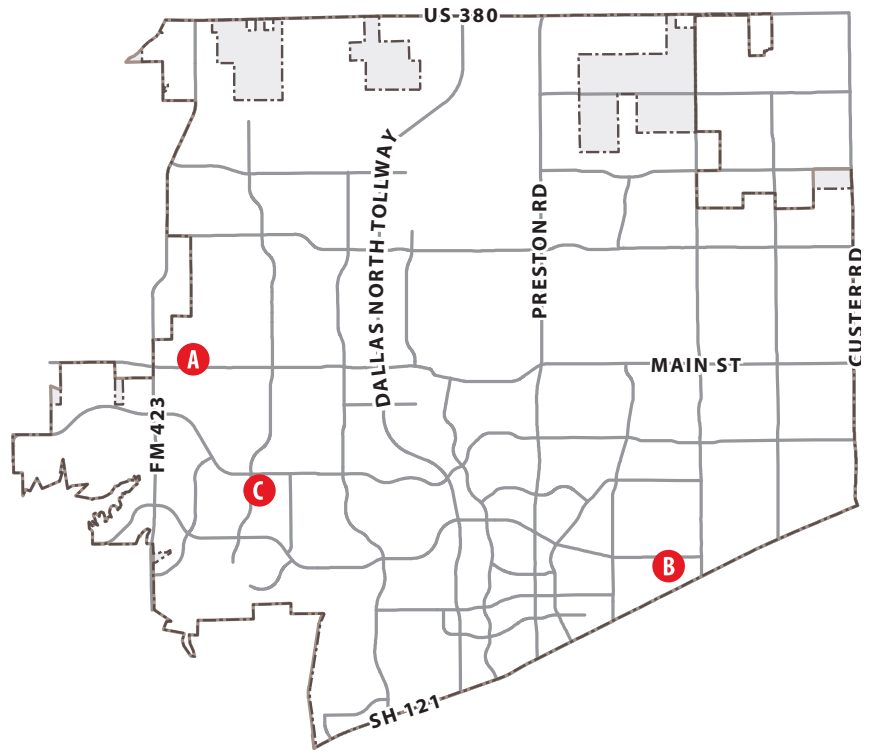
PROJECT NAME	STATUS	QUAD	UNITS	
			MF	MXD
ABLON @ FRISCO BRIDGES	Nearing Completion	SW		252
AMALFI @ STONEBRIAR COMMONS, PH 1	Under Construction	SW		395
AMLI @ THE BALLPARK, PH 1	Nearing Completion	SW		335
AMLI @ THE BALLPARK, PH 2	Site Plan Approved	SW		365
AVENUES OF PHILLIPS CREEK RANCH	Preliminary Site Plan Approved	SW	352	
COOL SPRINGS, PH 2	Under Construction	SW		290
LEBANON RIDGE APARTMENTS, PH 2	Preliminary Site Plan Approved	SW	308	
NORTH COURT VILLAS	Under Construction	SW	134	
THE EMERSON @ FRISCO MARKETCENTER	Permit Issued	NW		410
TOTAL			794	2,047

SENIOR SERVICES & NURSING FACILITIES

Frisco's Senior population has also been growing, up from 3.6% in 2000 to 5.4% (6,300) in 2010. Following national demographic trends, Frisco will see a growth in this segment of population as the Baby Boomers transition into retirement years.

The City received several applications for new nursing and/or assisted living facilities in 2013. The map to the right and the table below show the 2013 approvals. The additional bed capacity will bring the City's total capacity to 526 assisted living beds and 425 nursing home beds.

PROJECT NAME / NUMBER(S)	BEDS
A MUSTANG CREEK ASSISTED LIVING PSP12-0009	137
B PARAMOUNT FRISCO Assisted Living & Nursing Home SUP12-0016 & PSCPC12-0009	173
C TIMBER RIDGE ASSISTED LIVING SUP12-0002, PSCPC12-0003 & SPFP12-0027	45



East Elevation

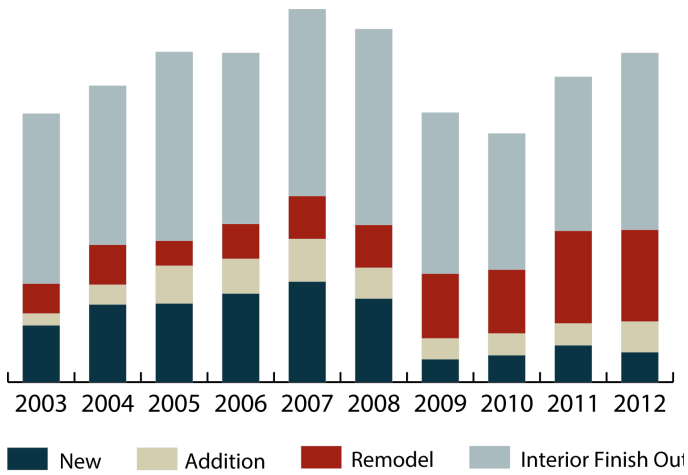


North Elevation - Front

Paramount Frisco, currently under construction, has a capacity for 48 assisted living beds and 125 nursing / convalescent beds. Mustang Creek and Timber Ridge have assisted living bed capacities of 137 and 45 respectively.

NON-RESIDENTIAL DEVELOPMENT

2012 COMMERCIAL PERMITS



In 2012, the City issued permits for 30 new commercial projects, 178 interior finish outs, 93 alterations, and 31 additions.

New Construction (CNEW) activity in 2012 had a combined investment value of \$54,483,430. CNEW and CADD (Commercial Additions) increased commercial space a total of 815,653 square feet and 70,777 square feet respectively.

As of the date of publication of this report, the City has a total of 13,972,916 square feet commercial space.

COMMERCIAL SPACE	SQ FT
RETAIL SPACE	9,236,235 66.1%
OFFICE SPACE	4,736,681 33.9%
TOTAL	13,972,916

Commercial projects completed in 2012 include Forest Park Medical Center, the Home 2 Suites by Hilton, and Academy Sports & Outdoors. Also in 2012, the American Railroad Museum began their relocation to Frisco Square.

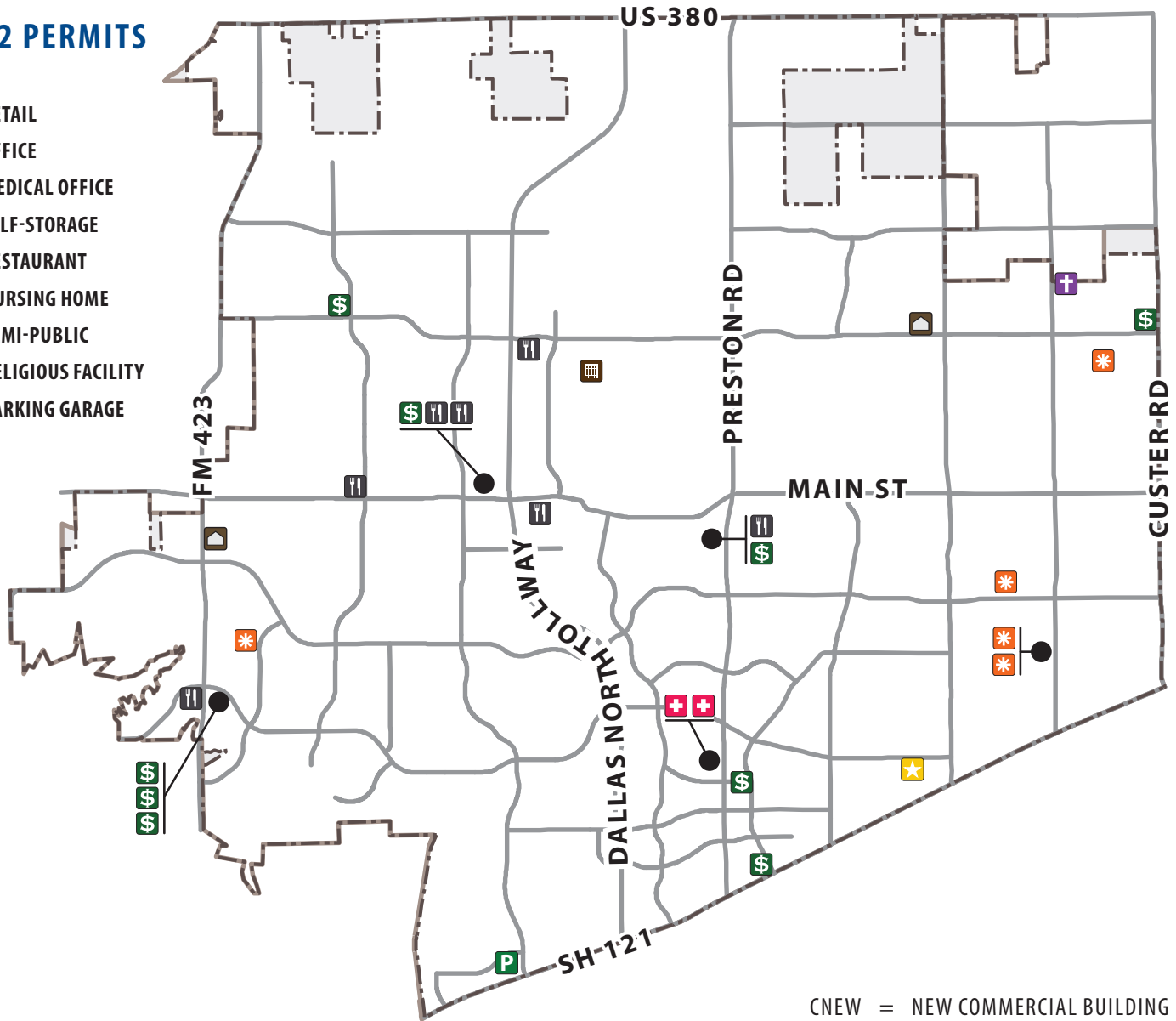
PERMIT NO. PROJECT NAME

B11-1643	TOM THUMB
B11-1665	WEST SIDE MARKET, BLDG A
B11-1672	WEST SIDE MARKET, BLDG B
B11-2003	DEL TACO
B11-2358	CHICKEN EXPRESS
B11-2376	VISTA PARK AMENITY CENTER @ PHILLIPS CREEK RANCH
B11-2565	RACE TRAC #612
B11-2769	PIZZERIA TESTA
B11-2847	RACE TRAC #728
B12-0118	PEI WEI AND PIE FIVE PIZZA
B12-0126	CHIPOTLE
B12-0127	MCDONALD'S
B12-0189	NTTA FRISCO OPERATIONS CENTER
B12-0336	CUSTER STAR RETAIL, BLDG A
B12-0355	RICHWOODS, PH 1 - GUARD HOUSE
B12-0414	PARAMOUNT FRISCO ASSISTED LIVING & NURSING HOME
B12-0553	ACADEMY SPORTS & OUTDOORS
B12-0782	HICKORY CENTER @ PRESTON, LOT 7
B12-0801	AMALFI PARKING GARAGE
B12-1001	VILLAGES OF STONELAKE ESTATES AMENITY CENTER
B12-1500	STONEBROOK STORAGE CENTER
B12-1536	MIRAMONTE HIKE & BIKE TRAIL
B12-1541	TACO CABANA
B12-1542	LAWLER PARK AMENITY CENTER
B12-2001	PAT LOBB CHRYSLER DODGE JEEP
B12-2567	RICHWOODS AMENITY CENTER
B12-2692	ETERNITY COMMUNITY CHURCH
B12-2816	ELDORADO SELF STORAGE
B12-3396	FRISCO CORNERS, BLDG 2
B12-3397	FRISCO CORNERS, BLDG 3

2012 COMMERCIAL PERMITS ISSUED

2012 PERMITS

-  RETAIL
-  OFFICE
-  MEDICAL OFFICE
-  SELF-STORAGE
-  RESTAURANT
-  NURSING HOME
-  SEMI-PUBLIC
-  RELIGIOUS FACILITY
-  PARKING GARAGE



CNEW = NEW COMMERCIAL BUILDING
 CADD = COMMERCIAL ADDITION
 CALT = COMMERCIAL REMODEL
 CIFO = INTERIOR FINISH OUT

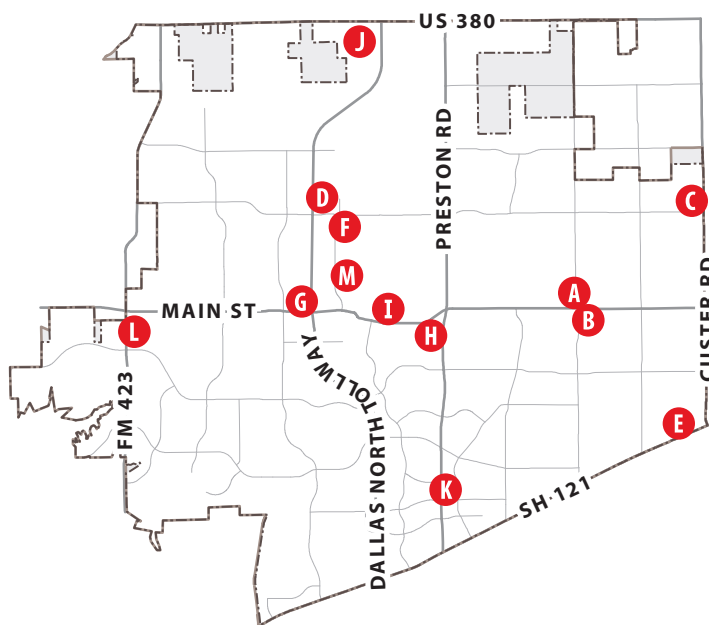
COMMERCIAL PERMITS HISTORY

YEAR	CNEW		CADD		CALT		CIFO		TOTAL PERMITS
	PERMITS	SQ FT	PERMITS	SQ FT	PERMITS	SQ FT	PERMITS	SQ FT	
2008	84	1,201,971	39	2,531,351	39	491,563	194	1,104,852	356
2009	23	533,514	21	397,140	64	570,876	167	899,097	275
2010	27	737,898	22	148,367	66	325,578	138	998,229	253
2011	37	1,032,777	25	55,420	95	631,398	155	790,403	310
2012	30	815,653	31	70,777	92	953,749	178	620,829	331

2012 PROJECT APPROVALS

RETAIL

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A BRINKMANN RANCH PD-7 Adjust Zoning Boundaries; Retail, Residential	Z12-0018
B COIT & MAIN RETAIL Big Box and 3 Retail Buildings	PSPCP12-0014
C CUSTER STAR SHOPPING CENTER	PSP12-0002 SP12-0006 SPRP12-0002 FP12-0007
D ELDORADO VILLAGE PD Amendment Restaurants, Gas Station, Office, Retail	Z11-0018 PSPCP11-0011
E FANNIN TREE FARM	SPFP12-0009
F FRISCO CENTER BUSINESS PARK Gas Station, Restaurants, Industrial, and Retail	PSP12-0005
G FRISCO MARKETCENTER Retail/Restaurant Buildings	SPFP11-0030
H HICKORY CENTER AT PRESTON Retail Buildings	SPFP11-0008 SPFP12-0005
I KIMZEY ADDITION Retail/Office Building	SPFP11-0032
J NORTH FRISCO / FOREST CITY Retail, Office, Restaurant, Mixed-Use Residential	Z11-0020
K PRESTMONT CENTER Restaurants, Retail, Big Box: Academy Sports & Outdoors	PSPCP12-0001 SUP12-0001 SPFP12-0009
L SEC FM 423 & OLD NEWMAN ROAD Automotive, Retail	PSP12-0011
M SPORTS VILLAGE Hotel, Retail, Medical Office, Restaurant	PSPCP12-0013

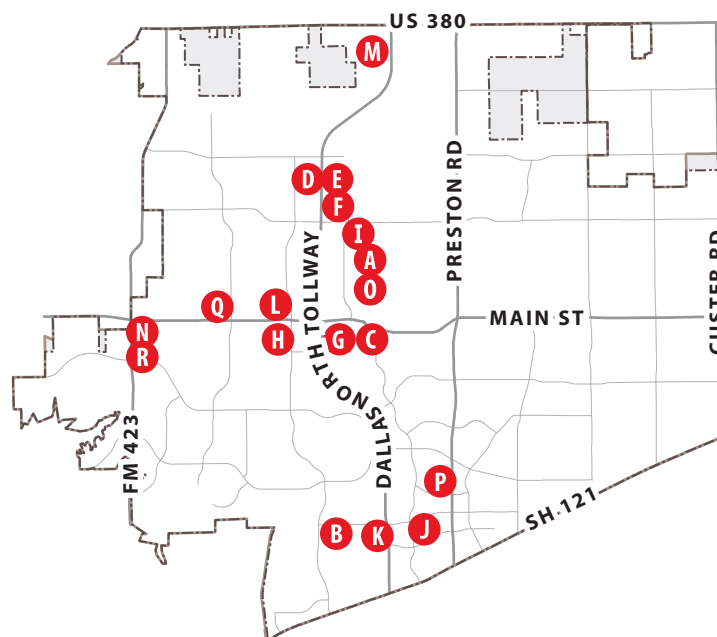


Academy Sports and Outdoors opened in late 2012.

2012 PROJECT APPROVALS

OFFICE

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A 712 BUSINESS PARK Industrial, Office, Warehouse Buildings	PSPCP12-0002 SP12-0008
B BAYLOR FRISCO ER EXPANSION	SP12-0007
C BRUSH OFFICE BUILDING	SP12-0011
D COBB FARM WEST OFFICES	PSPCP11-0011
E COBB HILL OFFICES	PSPCP12-0011
F ELDORADO VILLAGE Office, Retail, Restaurant	Z11-0018 PSPCP11-0011
G FOREST PARK MEDICAL CENTER Hospital, Parking Garage, Mixed-Use Building	SPRP10-0009
H FRISCO AQUATICS CENTER Office, Day Care, Other	Z12-0021
I FRISCO CENTER BUSINESS PARK Office, Gas Station, Restaurant	PSP12-0005
J FRISCO URGENT CARE	SPFP11-0021
K HALL OFFICE PARK, PHASE F & T Office Buildings, Parking Garages, Restaurant	PSP12-0010
L LEGACY CROSSING Veterinary Clinic and Medical Office Building	SP12-0017
M NORTH FRISCO - FOREST CITY Retail, Office, Restaurant, Mixed-Use Residential	Z11-0020
N SEC FM 423 & OLD NEWMAN RD Veterinary Clinic	SPFP12-0036
O SPORTS VILLAGE Hotel, Retail, Medical Office, Restaurant	PSPCP12-0013
P STOCKARD DRIVE OFFICE PARK Medical Office	SPFP11-0002
Q TEEL CROSSING OFFICE BUILDING	SPFP12-0017
R WEST FRISCO OFFICE CENTER	SPFP12-0004 SPFP12-0018

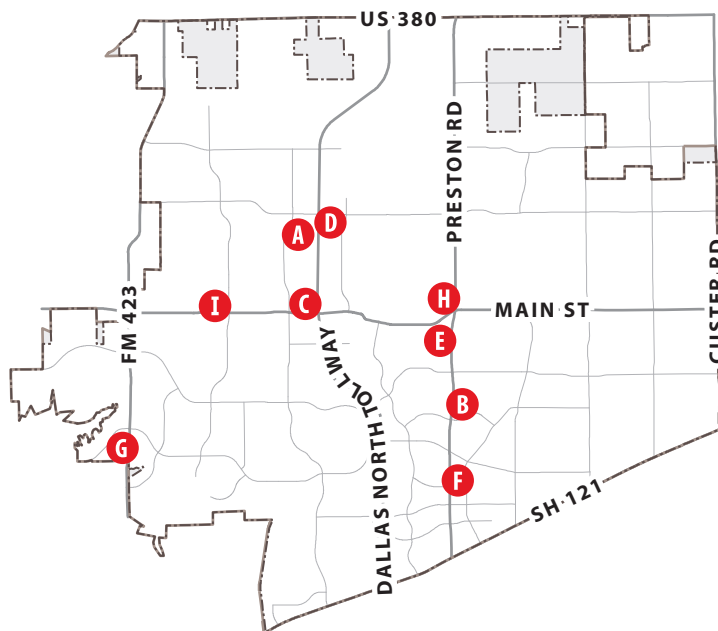


Hall Office Park will break ground on Phase T (shown above) in 2013, with Phase F to follow.

2012 PROJECT APPROVALS

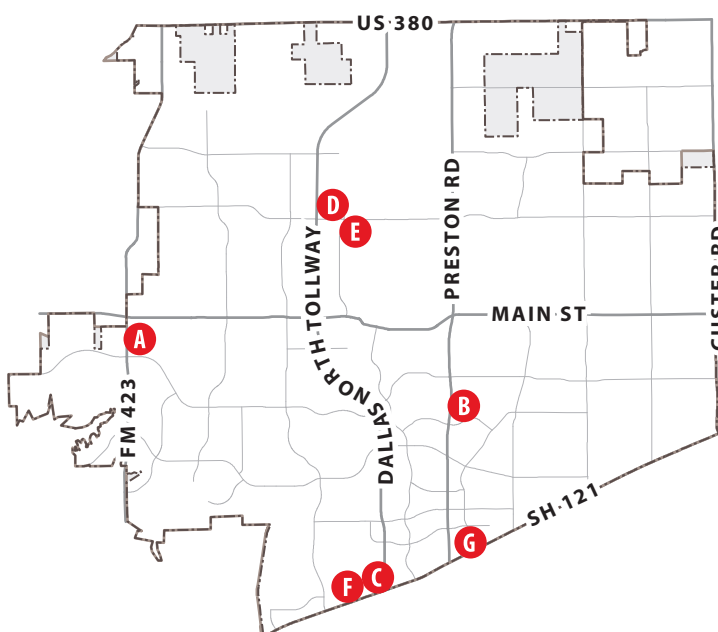
RESTAURANT

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A BAHAMA BUCKS	SPFP10-0010
B CHICKEN EXPRESS	SPFP12-0007
C Frisco MarketCenter - PEI-WEI, PIE FIVE PIZZA, CHIPOTLE	SPFP08-0025 SPFP11-0030
D Frisco Trails - MCDONALD'S, TACO CABANA, WENDY'S	SPFP11-0012 SPFP11-0019 SPFP12-0019
E Hickory Center - DEL-TACO, CHICK-FIL-A	SPFP12-0028 SPFP11-0020
F LA HACIENDA RANCH REVISION	SPFP12-0024
G MCDONALD'S	FP12-0015
H POPEYE'S	SPFP12-0003
I Teel Crossing, Ph 2 - BRAUMS, CHICKEN EXPRESS	SPFP11-0001 SPFP12-0025



AUTOMOTIVE

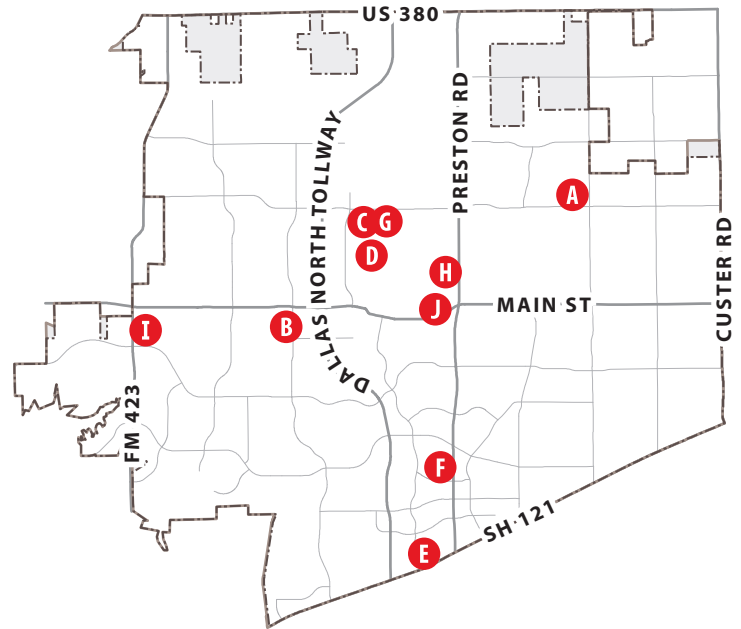
PROJECT DESCRIPTION	PROJECT NUMBER(S)
A AUTO SPLISH SPLASH CARWASH	PSP12-0011
B CALIBER COLLISION	SUP12-0007 PSPCP12-0007 SPFP12-0032
C DAVID MCDAVID HONDA EXPANSION	Z12-0015
D Eldorado Village BLUE WAVE EXPRESS CAR WASH QUICK TRIP	SUP12-0003 SUP11-0008 PSPCP11-0011 SPFP12-0029
E FRISCO CENTER BUSINESS PARK	PSP12-0005
F FRISCO LUXURY AUTO PARK	Z12-0010
G PAT LOBB DEALERSHIP	SUP12-0016 PSPCP12-0006 SPFP12-0016



2012 PROJECT APPROVALS

OTHER COMMERCIAL

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A ELDORADO SELF STORAGE	SPFP12-0008
B FRISCO AQUATICS CENTER	Z12-0021 PSPCP12-0010
C FRISCO GUN CLUB	SPFP12-0010
D FRISCO INDOOR GUN RANGE	SPFP12-0011
E HOME 2 SUITES BY HILTON	SPRP11-0009
F LEGENDARY SELF STORAGE	SPFP02-0025
G SINACOLA SELF STORAGE	SPFP12-0012
H STONEBRIAR FUNERAL HOME	PSP12-0001 SPFP12-0014
I STONEBROOK SELF STORAGE	SPFP11-0029
J TURRENTINE-JACKSON MORROW Funeral Home Expansion	SUP12-0005

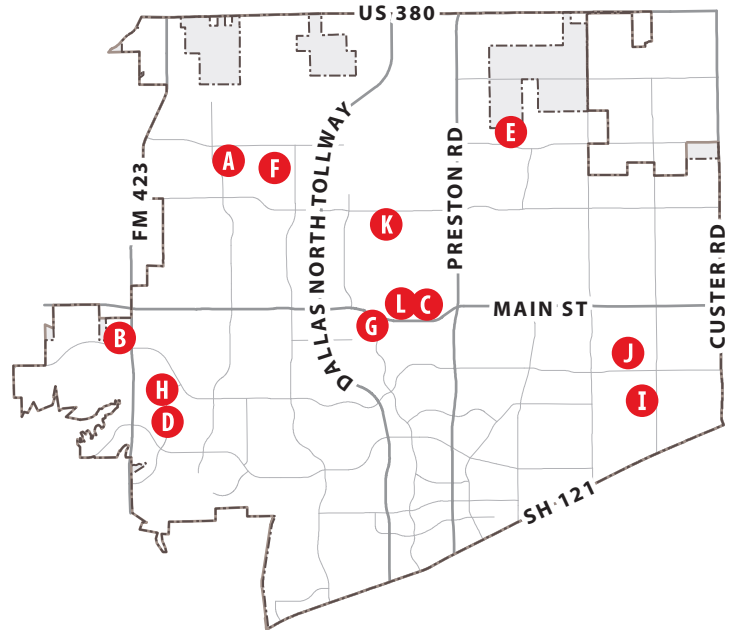


Home 2 Suites by Hilton, a hotel adjacent to Stonebriar Mall, opened in late 2012.

2012 PROJECT APPROVALS

PUBLIC / SEMI-PUBLIC

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A CHRISTIE RANCH OPEN SPACE	FP11-0010
B FIRE STATION #7	SPRP11-0005
C FRISCO COMMONS SPLASH PARK	SPFP12-0031
D LONE STAR RANCH PKWY ROW DEDICATION	FP12-0012
E MIRAMONTE NEIGHBORHOOD PARK	SP12-0003
F NEWMAN VILLAGE, PH 2B - AMENITY CENTER	SP12-0015
G PECAN STREET RECEPTION HALL	SP11-0026
H PHILLIPS CREEK RANCH Entry Landscaping, Parkway & Median Plantings Vista Park Amenity Center Red Rock Canyon Road ROW Dedication	SP12-0002 SP12-0019 SPFP11-0015 SPFP12-0013 FP12-0014
I RICHWOODS AMENITY CENTER	SPFP11-0033
J LAWLER PARK NORTH The Crossing, Ph 1 - Amenity Center	SPFP11-0034
K WARREN SPORTS COMPLEX Parking Addition	SP12-0001
L YOUTH CENTER PARK	SPFP10-0006

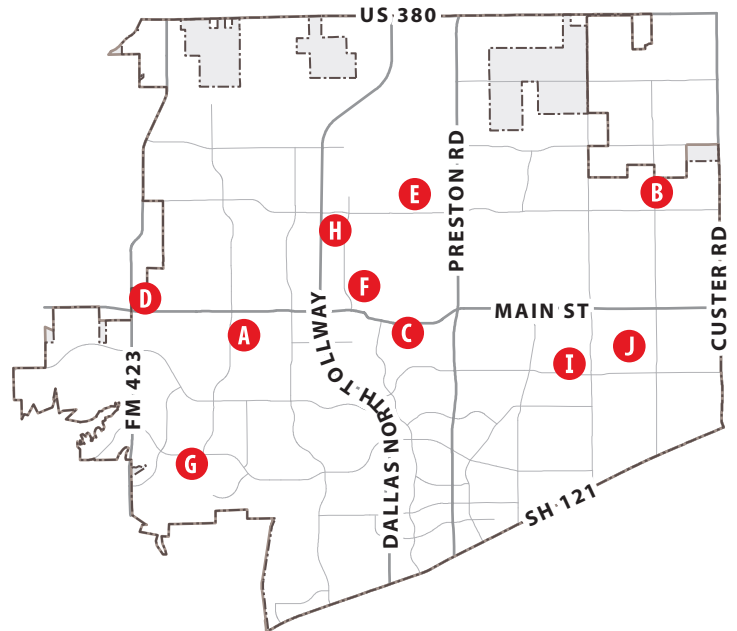


Frisco's newest Splash Park opened at Frisco Commons / Bi Centennial Park in the Summer of 2012.

2012 PROJECT APPROVALS

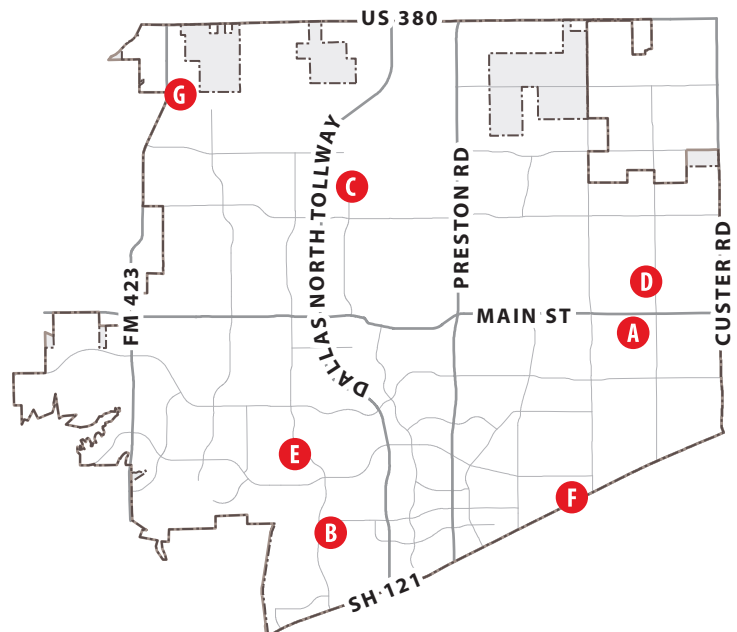
RELIGIOUS FACILITIES

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A ELEVATED LIFE	SPRP12-0003
B ETERNITY COMMUNITY CHURCH	SUP12-0004 PSP12-0004 PSP12-0006 SPFP12-0021
C FIRST BAPTIST CHURCH OF FRISCO EXPANSION	SPRP12-0005
D FRIENDSHIP CHURCH	SUP12-0008 PSPCP12-0008 SPFP12-0030
E FRISCO BIBLE CHURCH	SP12-0010
F GENESIS METRO CHURCH	SPRP12-0001
G HOLY CROSS CATHOLIC CHURCH	Z11-0013
H ISLAMIC CENTER OF FRISCO	SPFP12-0001
I KINGDOM LIFE CHRISTIAN CENTER	SP11-0025 SPFP11-0016
J PRESTON TRAIL COMMUNITY CHURCH	Z12-0013 PSP12-0007 SPFP12-0007



UTILITY

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A AT&T ANTENNA @ BACCHUS PARK	SUP12-0017
B AT&T ANTENNA @ THE LEGACY WATER TOWER	SUP11-0009
C COBB HILL SUBSTATION FACILITY UPGRADE	SUP12-0013 SPFP12-0023
D CUSTER SUBSTATION FACILITY UPGRADE	SUP12-0012 SPFP12-0020
E FRISCO CITY GATE - ATMOS MEASURING STATION Utility Distribution Facility	SUP12-0010 SP12-0012
F LEBANON SUBSTATION FACILITY UPGRADE	SP12-0013
G PANTHER CREEK SUBSTATION FACILITY UPGRADE	SUP12-0011 SP12-0009

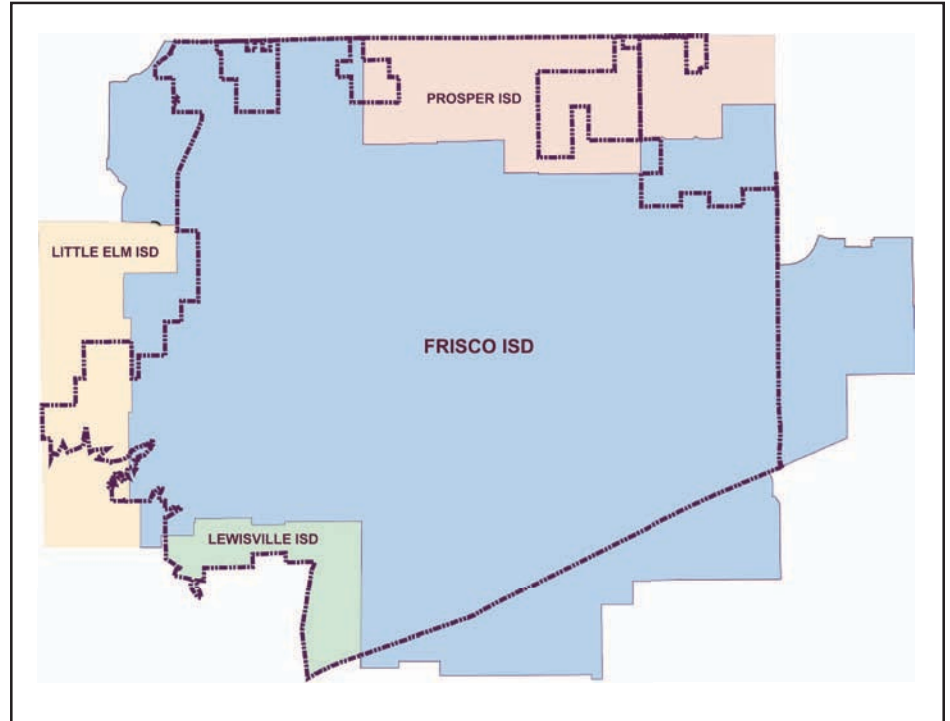


EDUCATIONAL FACILITIES

SCHOOL-AGED POPULATION

Children make up one-third of the population of Frisco. Approximately 25% are school-aged children, with another 10% under five years old. Fifty-two percent of Frisco Households have one or more child, with 43% of households married with children.

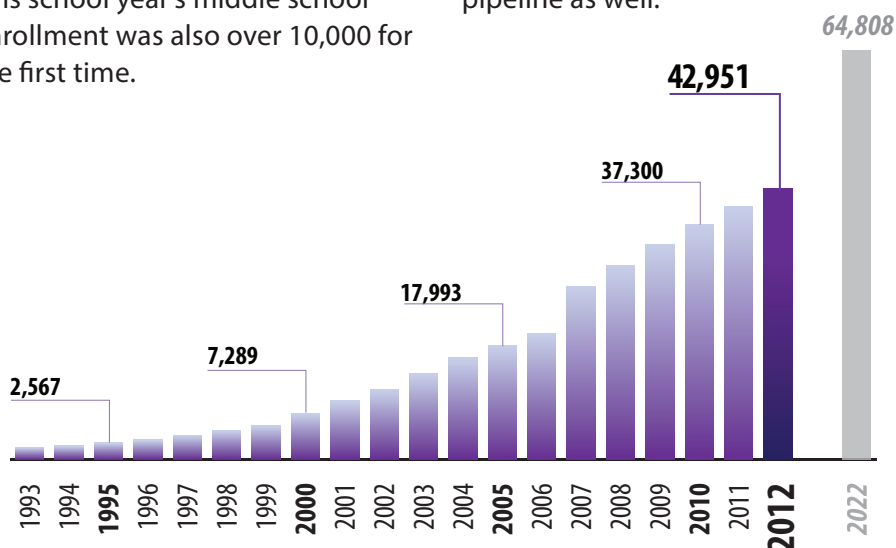
Frisco is served by four school districts, primarily the Frisco Independent School District (FISD). All four districts have seen growth from construction in Frisco. Educational facilities continue to open to meet the needs of our rapidly growing population.



FISD ENROLLMENT HISTORY & PROJECTIONS

Frisco Independent School District (FISD) had an enrollment of 42,951 students for the 2012/2013 school year, up 7.0% from the prior year (see student enrollment chart below). The 2012/2013 school year is the first year that FISD has seen a high school enrollment of over 10,000 students, and anticipate that number to double by 2020. This school year's middle school enrollment was also over 10,000 for the first time.

FISD opened three elementary schools and one middle school in August 2012, as well as two high school additions (at Liberty & Wakeland). The Frisco High School addition is currently under construction, and FISD has submitted plans for another middle and high school. Propser ISD has one new elementary school in the pipeline as well.










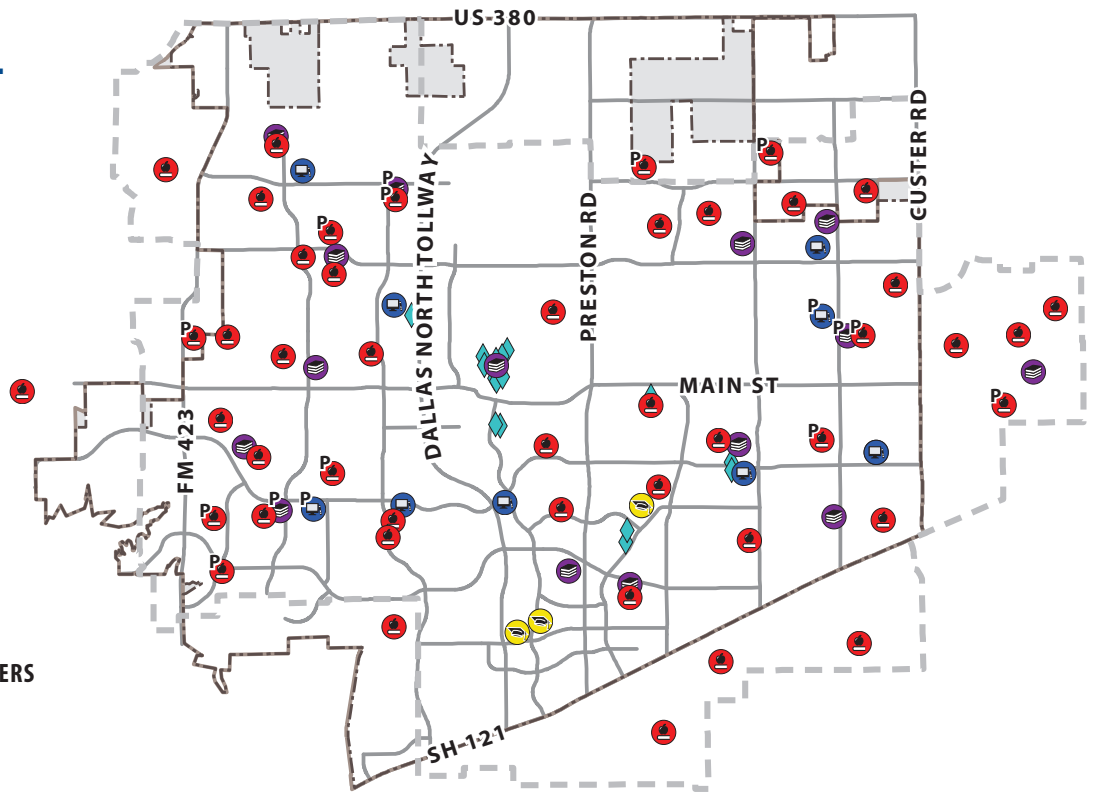
NEW SINGLE-FAMILY PERMITS BY SCHOOL DISTRICT

	2010	2011	2012
FRISCO	990	1,079	1,310
LITTLE ELM	205	151	210
PROSPER	80	49	47
LEWISVILLE	9	23	11
	1,284	1,302	1,578

EDUCATIONAL FACILITIES

(Existing & Proposed)

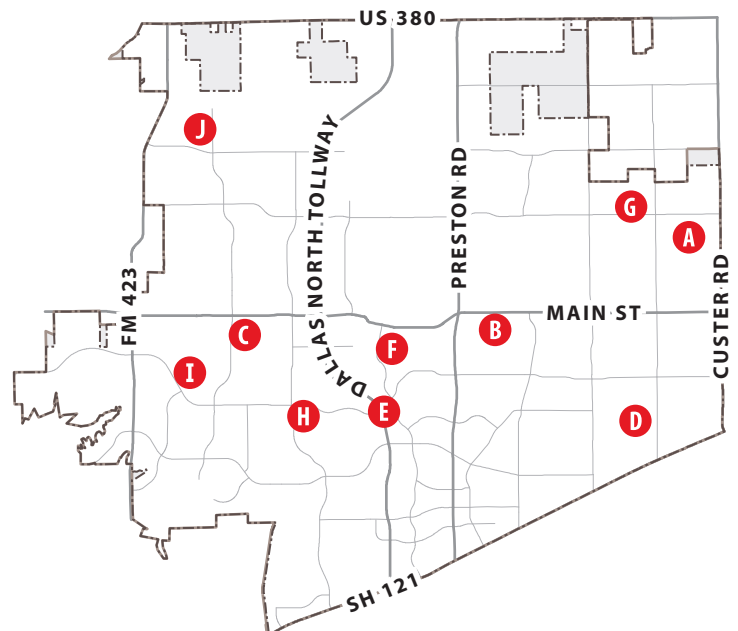
-  ELEMENTARY SCHOOL
-  MIDDLE SCHOOL
-  MIDDLE SCHOOL
-  HIGHER EDUCATION
-  SPECIAL PROGRAM CENTERS
- P** PROPOSED
-  FRISCO ISD BOUNDARY
-  CITY LIMIT



2012 PROJECT APPROVALS

SCHOOLS (PUBLIC & PRIVATE)

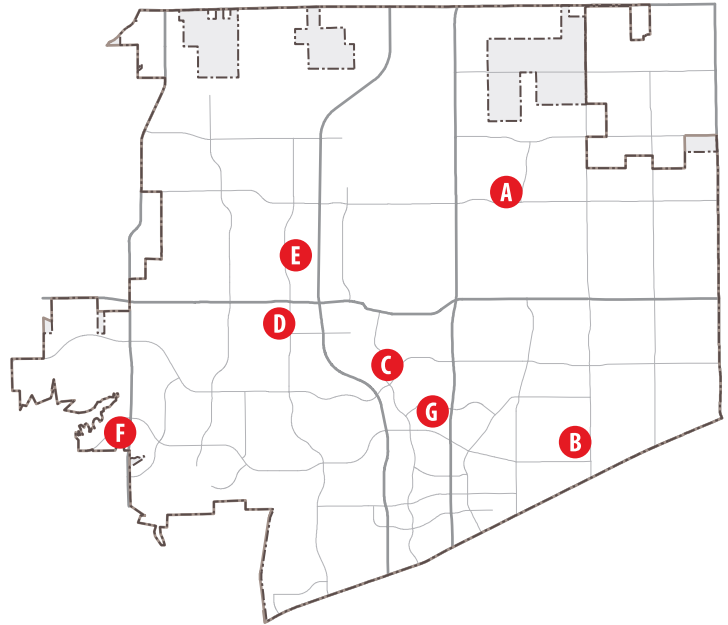
PROJECT DESCRIPTION	PROJECT NUMBER(S)
A ASHLEY ELEMENTARY	SP12-0018
B EARLY CHILDHOOD SCHOOL EXPANSION	SP12-0004
C ELEVATED LIFE CHARTER SCHOOL	SPRP12-0003
D VANDEVENTER MIDDLE SCHOOL	SPFP10-0021
E FRISCO HIGH SCHOOL EXPANSION	SPRP12-0004 SPRP12-0007
F FRISCO MUSTARD SEED RANCH	SUP12-0018
G INDEPENDENCE HIGH SCHOOL	SP12-0005
H LEGACY CHRISTIAN ACADEMY HIGH SCHOOL	SP12-0014
I NICHOLS ELEMENTARY	SPFP11-0013
J PHILLIPS ELEMENTARY	SPFP09-0017



2012 PROJECT APPROVALS

CHILD DAYCARE FACILITIES

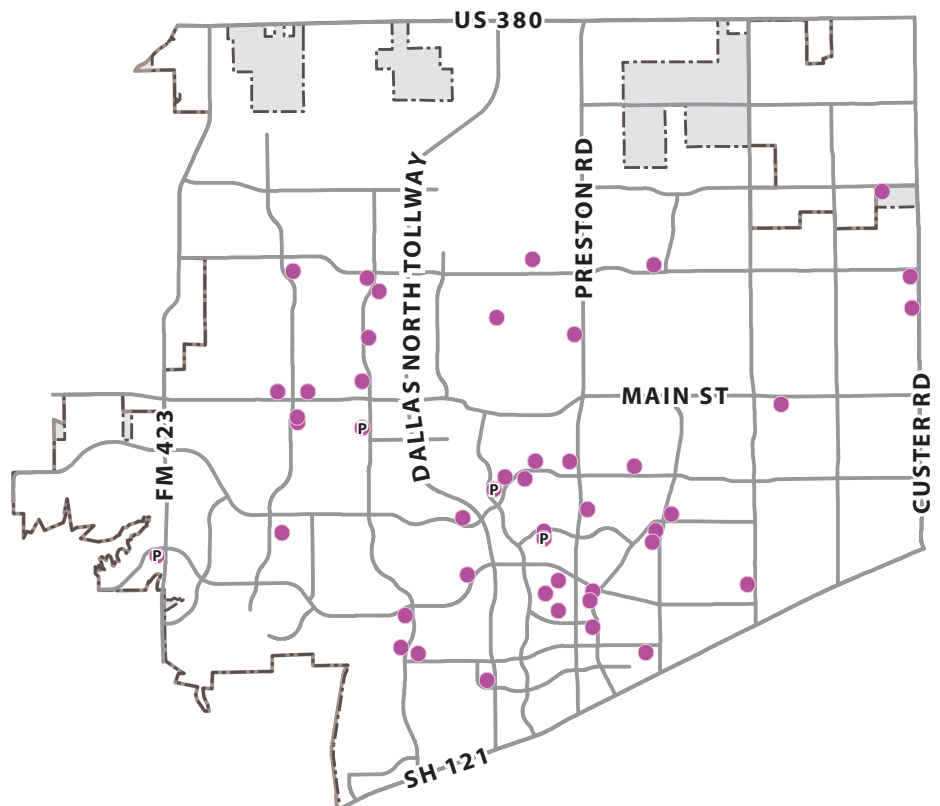
PROJECT DESCRIPTION	PROJECT NUMBER(S)
(A) CHILDREN'S LIGHTHOUSE	SPFP11-0005
(B) CREATIVE WORLD SCHOOL	SPFP11-0014
(C) GREENLEAF MONTESSORI	SUP12-0015 SP12-0016
(D) LEGACY LEARNING CENTER	Z12-0021 SUP12-0019 PSPCP12-0012
(E) LEGACY MONTESSORI	SPFP10-0025
(F) PRIMROSE CHILD CARE	SUP11-0007 Z11-0019
(G) SPANISH SCHOOLHOUSE OF FRISCO	Z12-0011 SUP12-0014 PSPCP12-0005 SPFP12-0033



CHILD DAYCARE FACILITIES

(Existing & Proposed)

● Day Care
P Proposed





PROGRESS IN MOTION

**CITY OF FRISCO
DEVELOPMENT SERVICES DEPARTMENT**

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